PORTLAND REGENCY HOTEL

20 MILK STREET

ROOF TOP ADDITION

- NOT FOR CONSTRUCTION -

PERMIT SET: OCTOBER 03, 2011

LICENSED ARCHITECT
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No. 2737
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RENOVATION & ADDITION:
PORTLAND REGENCY
DORMER ADDITION
20 MILK STREET - PORTLAND, MAINE

TITLE SHEET

REVISIONS

DATE	02.24.2011
PROJECT	130 E. PROM
DRAWN BY	MRP
CHECK BY	MLM

01 OF 24

T-1.0

PROJECT DIRECTORY

OWNER
PORTLAND REGENCY, INC
42 MARKET STREET
PORTLAND, MAINE 04101

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STRUCTURAL ENGINEER
L&L STRUCTURAL ENGINEERING
6 Q STREET
SOUTH PORTLAND, MAINE 04106
P: 207.767.4830

CONSTRUCTION MANAGER
T.B.D.

SYMBOLS

ROOM NUMBER
DOOR NUMBER
WINDOW TYPE
BUILDING SECTION
WALL SECTION
DETAIL SECTION
CASEWORK ELEVATION
INTERIOR ELEVATION
VERTICAL ELEVATION
PARTITION TYPE
COLUMN CENTER LINE

MATERIALS

CONCRETE
CONCRETE MASONRY UNIT
GRAVEL
SOIL
STEEL
WOOD FRAMING
WOOD BLOCKING
PLYWOOD
GYPSUM BOARD
SAT
BATT INSULATION
RIGID INSULATION
EXPANSION MATERIAL
FINISH WOOD

DRAWING INDEX

ABBREVIATIONS

AB	ANCHOR BOLT
AFF	ABOVE FINISH FLOOR
ALUM OR AL	ALUMINUM
BIT	BITUMINOUS
BM	BENCH MARK
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
C	CARPET
CAB	CABINET
CC	CENTER TO CENTER
CL	CENTER LINE
CLG	CEILING
CONC	CONCRETE
CONT	CONTINUOUS
DBL	DOUBLE
DIA	DIAMETER
DIM	DIMENSION
DNA	DOES NOT APPLY
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EF	EACH FACE
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EHO	ELECTRO-MAGNETIC HOLD OPEN
ETR	EXISTING TO REMAIN
EQ	EQUAL
EW	EACH WAY
EXT	EXTERIOR
FDKB	FIRE DEPARTMENT KEY BOX
FDN	FOUNDATION
FX	FIRE EXTINGUISHER
FFE	FINISH FLOOR ELEVATION
FIN	FINISH
FIN FL OR FF	FINISH FLOOR
FIN GR	FINISH GRADE
FL	FLOOR
FR	FIRE RATING
FRMG	FRAMING
FT	FEET (FOOT)
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BARS
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
HC	HANDICAP
HM	HOLLOW METAL
HORZ	HORIZONTAL
HT	HEIGHT
IF	INSIDE FACE
IN	INCHES
INSUL	INSULATION
INT	INTERIOR
JNT OR JT	JOINT
LOC	LOCATION
MAX	MAXIMUM
MECH	MECHANICAL
MFGR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MRGB	MOISTURE RESISTANT GYPSUM BOARD
MTL	METAL
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE
P	PAINT
PTD	PAINTED
PL	PLATE
PLY WD	PLYWOOD
PNL	PANEL
P.T.	PRESSURE TREATED
PTN	PARTITION
RE	REFER
REF	REFRIGERATOR
REINF	REINFORCED
REQD	REQUIRED
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SAT	SUSPENDED ACOUSTICAL TILE CEILING
SC	SHOWER CURTAIN
SD	SOAP DISPENSER
SCHED	SCHEDULE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SND	SANITARY NAPKIN DISPOSAL
SQ	SQUARE
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SV	SHEET VINYL
T	TEMPERED (GLASS)
THK	THICKNESS
TO	TOP OF
TOB	TOP OF BEAM
TOM	TOP OF MASONRY
TOW	TOP OF WALL
TP	TOILET PAPER DISPENSER
TUON	TYPICAL UNLESS OTHERWISE NOTED
TYP	TYPICAL
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
W	WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD

GENERAL NOTES

1. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL CURRENT APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC, IECC, NFPA 101, ANSI, UFAS, HUD/AG, ADA/AG, MPS.

2. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.

3. CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.

4. INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FUTURE INSTALLATIONS.

5. ALL GRAB BARS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS AT ANY POINT.

6. INSTALL MOISTURE RESISTANT GYPSUM BOARD IN RECYCLE/TRASH, JANITOR CLOSETS, AND ALL OTHER HIGH HUMIDITY AREAS, INCLUDING UNIT BATHROOMS.

7. ALL CAULKING AROUND WINDOWS SHALL BE NON-HARDENING TYPE SEALANT.

8. INSTALL U.L. FIRE-STOPPING SEALANT/SYSTEM EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.

9. FIRESTOP VERTICAL MECHANICAL CHASES @ FLOOR & CEILING U.L. RATED PENETRATIONS. CAULK JOINTS. COORDINATE AND FLASH ALL ROOF/WALL PENETRATIONS WITH THE SUB-TRADES.

10. CONTINUE SEPARATION WALLS TO UNDERSIDE OF FLOOR/CEILING ABOVE. UNIT TO UNIT, UNIT TO CORRIDOR, CORRIDOR WALLS, STORAGE WALLS, ELEVATOR, STAIRWELL WALLS, ETC.

11. REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

12. PROJECT ASSUMES ALL EXISTING HAZARDOUS MATERIALS HAVE BEEN REMOVED PRIOR TO THE COMMENCEMENT OF WORK. ALL HAZARDOUS MATERIAL REMOVAL IS THE RESPONSIBILITY OF THE OWNER.

13. ALL WINDOWS IN SLEEPING ROOMS SHALL BE EGRESS WINDOWS MEETING THE FOLLOWING MINIMUM CLEAR OPENING REQUIREMENTS: 22" WIDE - 24" HIGH - 5.7 S.F.

14. ALL WINDOWS WITHIN 60" HORIZ. & VERT. DIMENSION OF STAIRS MUST BE TEMPERED.
ALL WINDOWS WITHIN 24" OF A DOOR SWING MUST BE TEMPERED.
ALL WINDOWS WITHIN A SHOWER ENCLOSURE MUST BE TEMPERED.

15. BUILDING INSULATION SHALL BE PROVIDED AS INDICATED & NOTED IF NOT SHOWN IN ITS ENTIRETY THROUGHOUT THE DRAWING SET. INSULATE ALL BATHROOM, LAUNDRY & MECH. ROOM WALLS & VENT PIPES.

16. BEAM, JOIST OR OTHER STRUCTURAL MEMBER PENETRATIONS NOT SHOWN OR INDICATED ON DRAWINGS MUST BE CONSULTED WITH THE ARCHITECT &/OR ENGINEER PRIOR TO WORK.

17. ANY CHANGE DURING CONSTRUCITON OF USE, OCCUPANCY OR CONSTRUCTION TYPE MUST BE DISCUSSED WITH ARCHITECT PRIOR TO ANY WORK PERFORMED AND SUBSTANTIAL TIME ALLOWED FOR REQUIRED CODE RESEARCH AND DRAWING MODIFICATIONS OR ADDITIONS.

18. ALL FIRE PROTECTION, GYPSUM DRYWALL &/ OR FIRESPRAY ON STRUCTURAL MEMBERS; INCLUDING BEARING WALLS, FIRE SEPARATION WALLS, BEAMS, COLUMNS & FIRE RATED FLOOR/ CEILING ASSEMBLIES SHALL NOT BE REMOVED. ANY/ ALL EXISTING FIRE PROTECTION REMOVED SHALL BE REPLACE WITH EQUAL FIRE RATING.

PROJECT NOTES

1. SCOPE OF WORK: SHALL INCLUDE THE CONSTRUCTION OF NEW ROOF ADDITIONS ON THE THIRD AND FOURTH FLOOR, BOTH SIDES OF THE BUILDING. THE ADDITIONS SHALL BE ROOF DORMERS.

2. ALL NEW WORK SHALL CONFORM TO THE CITY OF PORTLAND HISTORIC PRESERVATION PERMITS.
THE CITY OF PORTLAND HAS APPROVED AN ADMINISTRATIVE AUTHORIZATION WAIVER.
THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE CONSTRUCTION; INCLUDING STREET CLOSINGS.

3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A WEATHER TIGHT SHELL , INCLUDING ALL EXTERIOR FINISHES. WORK SHALL ALSO INCLUDE:
   a. NFPA 13 SPRINKLER SYSTEMS PER THE NEW FLOOR PLANS.
   b. MECHANICAL SYSTEMS (HVAC)
   c. ELECTRICAL SYSTEMS
   d. PLUMBING SYSTEMS
MECHANICAL/ ELECTRICAL INSTALLATIONS ARE TO BE PERFORMED ON A DESIGN-BUILD BASIS.
ALL SYSTEMS SHALL BE ENGINEERED AND CERTIFIED BY A STATE OF MAINE PROFESSIONAL ENGINEER.

4. THE FIRE ALARM SYSTEM IN AREAS OF NEW WORK ONLY SHALL BE INVENTORIED AND INSTALLED ACCORDINGLY TO MEET THE NEW CITY OF PORTLAND ORDINANCE.

5. ALL EXITING AND EGRESS PATHS, SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS SHALL BE OPERATIONAL DURING CONSTRUCTION. ANY CONFLICTS SHALL BE AUTHORIZED PRIOR TO SHUT-DOWN BY THE CITY OF PORTLAND.

6. THE INTERIORS SHALL BE BUILT-OUT BY THE OWNER.

CODE NOTES

IBC 2009: TABLE 503 - ALLOWABLE BUILDING HEIGHTS & AREAS:
R-1, TYPE 3A, 4 STORIES & 24,000 SF W/ SPRINKLER INCREASE ALLOWS 5 STORIES & 72,000 SF

IBC 2009: 602 - CONSTRUCTION CLASSIFICATION:
TYPE 3A CLASSIFICATION, SEE TABLE BELOW

IBC 2009: 704.2 - COLUMN PROTECTION:
ALL COLUMNS MUST HAVE INDIVIDUAL ENCASEMENT PROTECTION ON ALL SIDES FOR THE FULL COLUMN LENGTH INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS

IBC 2009: 704.3 - PROTECTION OF THE PRIMARY STRUCTURAL FRAME & OTHER COLUMNS:
INDIVIDUAL ENCASEMENT OF BEAMS ARE NOT REQUIRED PER DESIGN, PROTECTION BY ASSEMBLY

IBC 2009: 704.4 - PROTECTION OF SECONDARY MEMBERS:
PROTECTION AS REQUIRED (1 HR WITH HORIZONTAL U.L. ASSEMBLY)

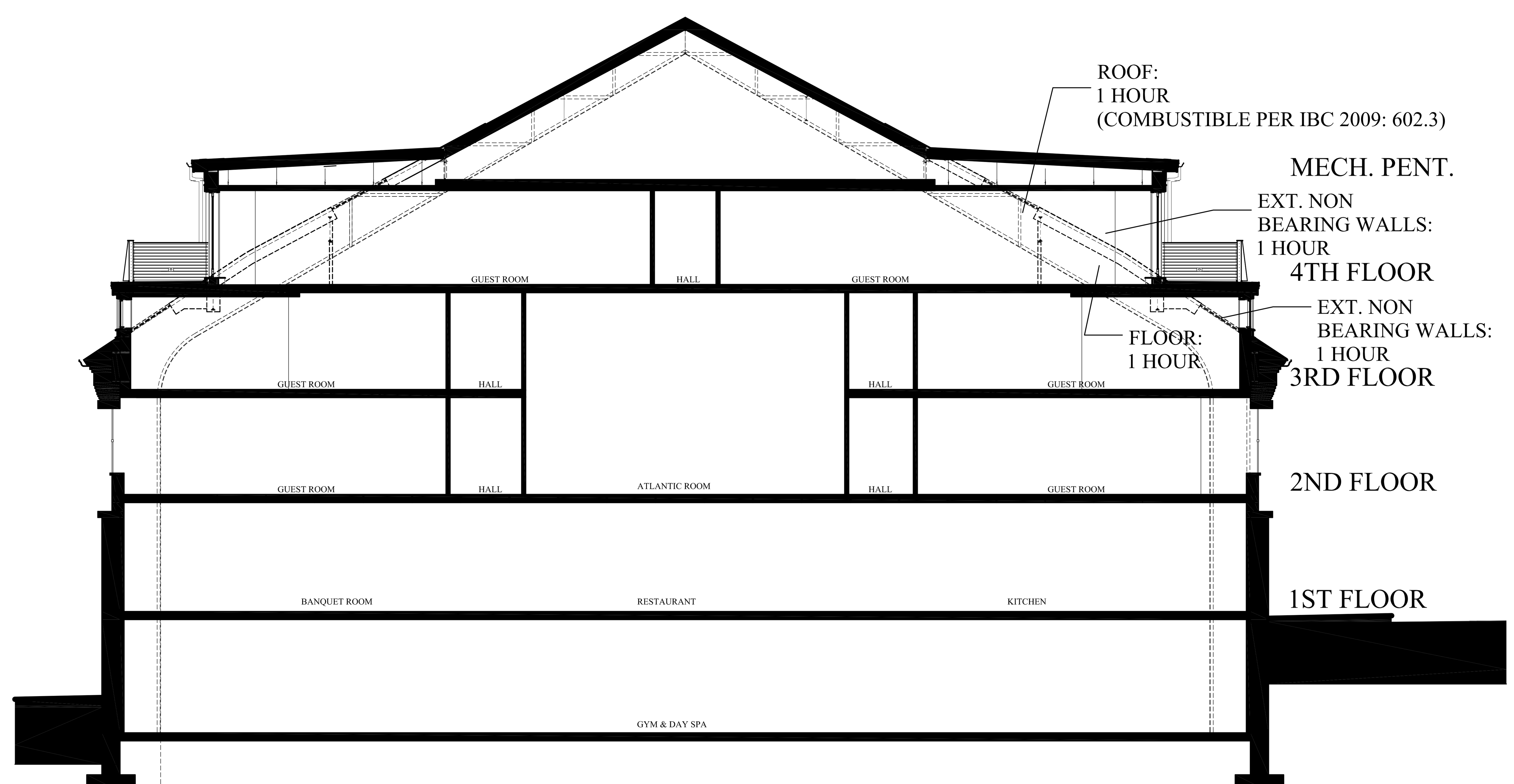
IBC 2009: 705.8 - MAX. AREA OF EXT. WALL OPENINGS BASE ON FIRE SEPERATION DISTANCE & DEGREE OF OPENING PROTECTION:
SEPERATION DISTANCE (23'-0") 20' > 25', UNPROTECTED OPENINGS, SPRINKLERED, ALLOWABLE AREA = NO LIMIT

NFPA 101 2009 & NFPA 220 2006: CODE DATA

OCCUPANT LOAD	127 PEOPLE
USE GROUP CLASSIFICATION	HOTEL - NON TRANSIENT
TYPE OF CONSTRUCTION	3 (211) - PROTECTED
TOTAL AREA OF WORK	3,000 S.F.
ACTUAL BUILDING AREA	+/- 19,000 S.F./ FLOOR (+/- 82,000 BUILDING TOTAL)
BUILDING HEIGHT	5 STORIES
BUILDING HIGHT LIMITATION - STORIES	NONE
AUTOMATIC SPRINKLER SYSTEM HEIGHT INCREASE	N/A
FIRE SUPPRESSION:	YES - PER NFPA 13
EXIT ACCESS FIRE RATINGS:	
FIRE WALLS:	
PARTY WALLS / GUEST ROOMS	1 HR
STAIR ENCLOSURES	EXISTING TO REMAIN
SHAFTS	EXISTING TO REMAIN
EXIT ACCESS CORRIDORS	0 HR
FIRE PROTECTION OF STRUCTURE:	
COLUMNS	1 HR
BEAMS, GIRDERS, TRUSSES & ARCHES	1 HR
LOAD BEARING WALLS - EXTERIOR	2 HR
LOAD BEARING WALLS - INTERIOR	1 HR
NON-LOAD BEARING WALLS - EXTERIOR	0 HR
NON-LOAD BEARING WALLS - INTERIOR	0 HR
FLOOR CONSTRUCTION	1 HR
ROOF CONSTRUCTION	1 HR
GENERAL NOTES : OCCUPANT LOAD: EXISTING: 82,000 SF/ 200 SF/ PERSON = 410 PEOPLE NEW WORK: 3,000 SF/ 200 SF/ PERSON = 15 PEOPLE TOTAL OCCUPANT LOAD = 425 PEOPLE (INCREASE)	INTERIOR FINISHES: WALLS & CEILINGS: CLASS A, B, OR C FLOORS: CLASS 1 OR 2 F.F.E. SHALL MEET NFPA 265 & 701.

IBC 2009: CODE DATA

OCCUPANT LOAD	127 PEOPLE
USE GROUP CLASSIFICATION	R-1 (HOTEL - NON TRANSIENT)
TYPE OF CONSTRUCTION	3A
TOTAL AREA OF WORK	3,000 S.F.
ACTUAL BUILDING AREA	+/- 19,000 S.F./ FLOOR (+/- 82,000 BUILDING TOTAL)
BUILDING HEIGHT	5 STORIES
BUILDING AREA LIMITATION - SQ. FT. (TABLE 503)	24,000 S.F.
BUILDING HIGHT LIMITATION - STORIES (TABLE 503)	4 STORIES
STREET FRONTAGE INCREASE (150%) - SQ. FT.	N/A
AUTOMATIC SPRINKLER SYSTEM AREA INCREASE (200%) - SQ. FT.	72,000 S.F.
AUTOMATIC SPRINKLER SYSTEM HEIGHT INCREASE (1 STORY)	5 STORIES
FIRE SUPPRESSION:	YES - PER NFPA 13
EXIT ACCESS FIRE RATINGS:	
FIRE WALLS:	0 HR
PARTY WALLS / GUEST ROOMS	1 HR
STAIR ENCLOSURES	EXISTING TO REMAIN
SHAFTS	EXISTING TO REMAIN
EXIT ACCESS CORRIDORS	0 HR
FIRE PROTECTION OF STRUCTURE:	
PRIMARY STRUCTURAL FRAME	1 HR
LOAD BEARING WALLS - EXTERIOR	2 HR
LOAD BEARING WALLS - INTERIOR	1 HR
NON-LOAD BEARING WALLS - EXTERIOR	1 HR
NON-LOAD BEARING WALLS - INTERIOR	0 HR
FLOOR CONSTRUCTION	1 HR
ROOF CONSTRUCTION	1 HR
GENERAL NOTES : OCCUPANT LOAD: EXISTING: 82,000 SF/ 200 SF/ PERSON = 410 PEOPLE NEW WORK: 3,000 SF/ 200 SF/ PERSON = 15 PEOPLE TOTAL OCCUPANT LOAD = 425 PEOPLE (INCREASE)	-



BUILDING CLASSIFICATION: 3A

- NOT FOR CONSTRUCTION -

PERMIT SET: OCTOBER 03, 2011

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RENOVATION & ADDITION:
PORTLAND REGENCY
DORMER ADDITION
20 MILK STREET - PORTLAND, MAINE

GENERAL NOTES

REVISIONS

DATE
02.24.2011

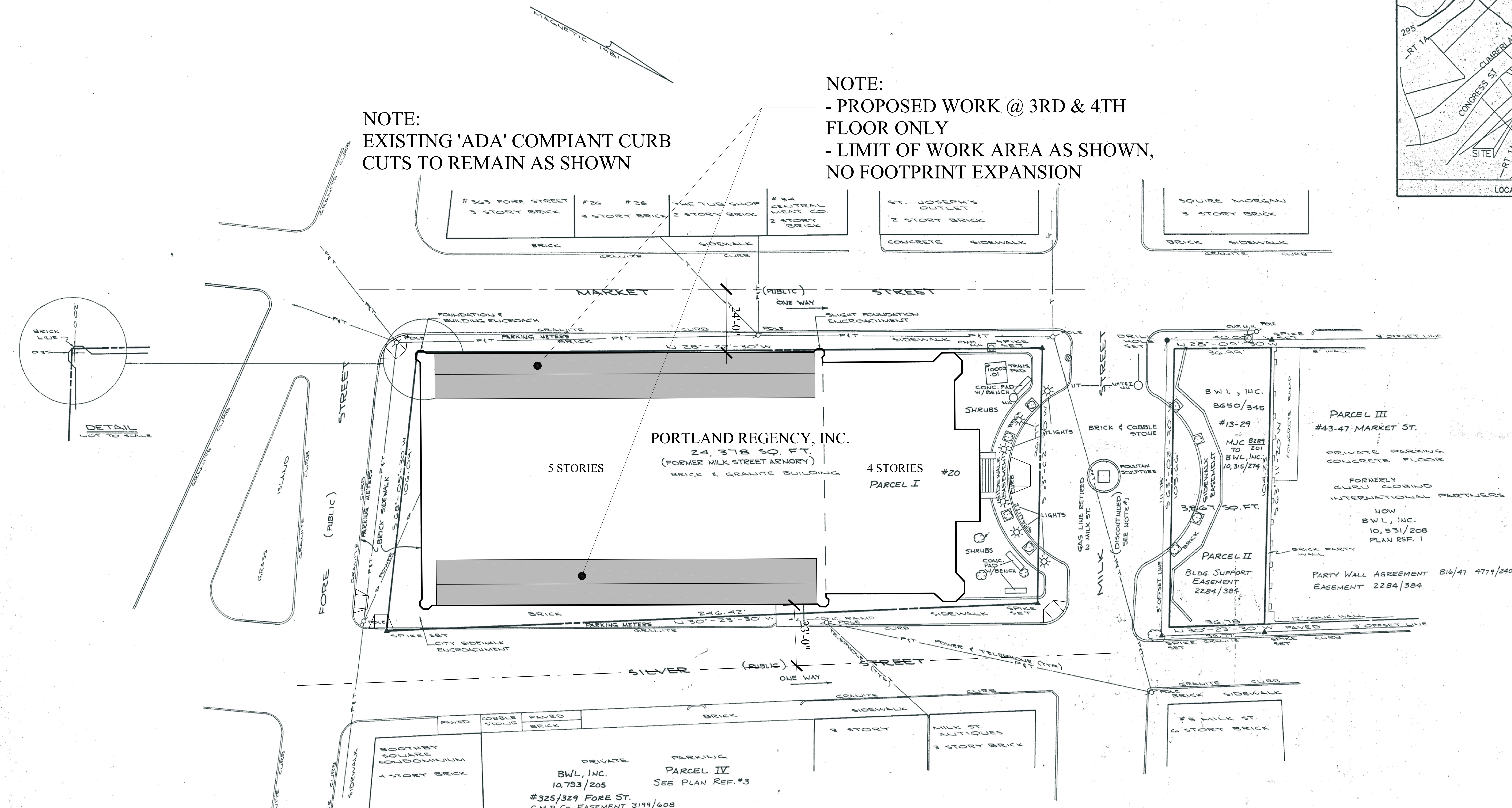
PROJECT
130 E. PROM

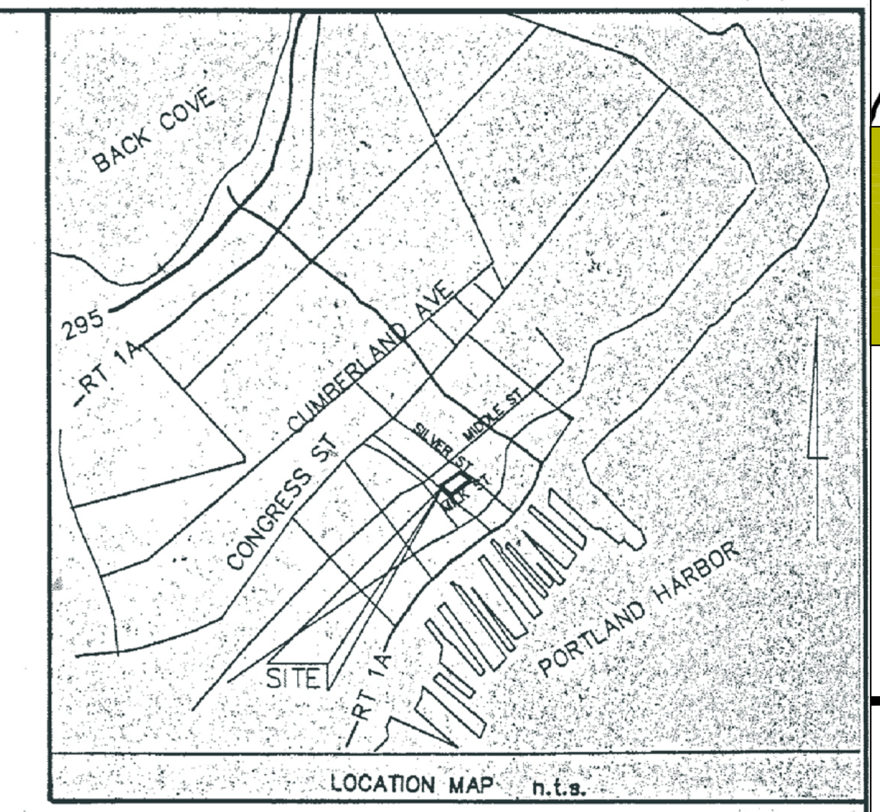
DRAWN BY
MRP

CHECK BY
MLM

NOTE:
EXISTING 'ADA' COMPIANT CURB CUTS TO REMAIN AS SHOWN

NOTE:
- PROPOSED WORK @ 3RD & 4TH FLOOR ONLY
- LIMIT OF WORK AREA AS SHOWN, NO FOOTPRINT EXPANSION





NOTE:

1/ BY ORDER OF THE CITY COUNCIL ON AUG. 6, 1984, IN THE CITY OF PORTLAND RECORDS, VOLUME 101, PAGE 241, MILK STREET WAS DISCONTINUED BETWEEN MARKET AND SILVER ST. ON PETITION OF TEAK ASSOCIATES, THE DISCONTINUANCE WAS FOR HIGHWAY PURPOSES WITHOUT RETENTION OF A PUBLIC EASEMENT. THE ORDER BECAME EFFECTIVE ON NOVEMBER 01, 1984

PLAN REFERENCES:

1/ "BOUNDARY & EXISTING CONDITIONS SURVEY ON MARKET STREET FOR SMRT" BY OWEN HASKELL, INC. DATED OCT. 26, 1995.

2/ "PLAN OF OLD PORT REGENCY HOTEL FOR MILK STREET ASSOCIATES" BY OWEN HASKELL, INC. DATED APRIL 1984 REVISED THROUGH 12/19/86 RECORDED IN PLAN BOOK 152, PAGE 4.

3/ "PLAN FOR GENDRON & COMPANY ON FORE, PEARL & SILVER STREETS BY OWEN HASKELL, INC. DATED JUNE 6, 1988.

I HEREBY CERTIFY TO CHICAGO TITLE INSURANCE COMPANY AND CITIZEN'S BANK NEW HAMPSHIRE THAT THE SURVEY OF THE "MILK STREET ARMORY" SHOWN HEREON WAS DONE ON THE GROUND AS PER RECORD DESCRIPTION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARDS FOR A LAND TITLE SURVEY CONDITION II.

3-5-98
DATE

JOHN P.R. CYR, PLS #509

STATE OF MAINE
JOHN P.R. CYR
No. 509
PROFESSIONAL LAND SURVEYOR

PLAN OF PORTLAND REGENCY HOTEL
LAND TITLE SURVEY
PORTLAND, MAINE
FOR
BWL, INC.
20 MILK ST. PORTLAND, MAINE

Owen Haskell, Inc.
Civil Engineers | Land Surveyors
South Portland, Maine

Drwn By D.B.P.	Date	Job No.
Trace By M.M.H.	MARCH 4, 1998	98022 P
Check By S.S.S.	Scale	Drwg. No.
Bk No 279	1" = 20'	1

- NOT FOR CONSTRUCTION -

PERMIT SET: OCTOBER 03, 2011

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RENOVATION & ADDITION:
PORTLAND REGENCY DORMER ADDITION
20 MILK STREET - PORTLAND, MAINE

REVISIONS	
DATE	02.24.2011
PROJECT	130 E. PROM
DRAWN BY	MRP
CHECK BY	MLM

SITE PLAN

02 OF 24

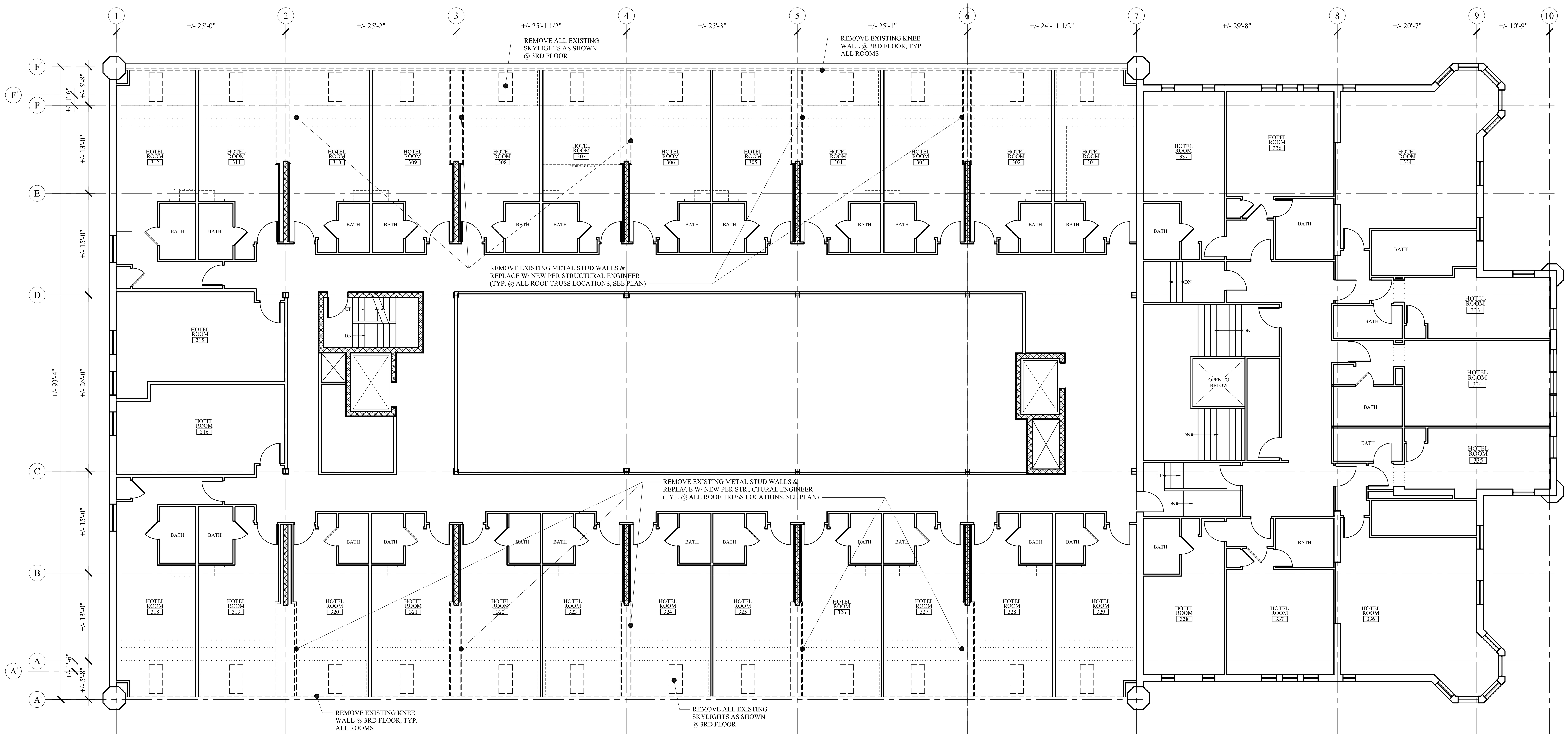
L-1.0

DEMOLITION NOTES:

1. ALL WALLS AS SHOWN TO BE REMOVED. G.C. TO FIELD VERIFY & REPORT ANY DISCREPANCIES OR LOAD BEARING WALLS TO THE ARCHITECT.
2. ELECTRIC POWER TO THE BUILDING SHALL BE DISCONNECTED PRIOR TO DEMOLITION WORK. VERIFY WATER SHUT-OFF W/ BUILDING OWNER/ P.W.D. FIRE ALARM SYSTEMS & SPRINKLER SYSTEM TO REMAIN FULLY OPERATIONAL DURING DEMOLITION.
3. ALL DEMOLITION SHALL BE REMOVED FROM SITE DAILY.
4. REMOVE EXISTING FINISHED CEILINGS & FINISH FLOORING; INCLUDING ALL UNDERLAYMENTS, SUB-FLOORS TO REMAIN
5. ALL FIRE PROTECTION, GYPSUM DRYWALL &/ OR FIRESPRAY ON STRUCTURAL MEMBERS; INCLUDING BEARING WALLS, FIRE SEPARATION WALLS, BEAMS, COLUMNS & FIRE RATED FLOOR/ CEILING ASSEMBLIES SHALL NOT BE REMOVED.
6. REMOVE EXISTING ASPHALT ROOF SHINGLES.
7. DIMENSIONS INDICATED +/- ARE EXISTING CONDITION DIMENSIONS TO BE VERIFIED IN FIELD.
8. G.C. TO VERIFY WITH 'DIG SAFE' PRIOR TO ANY SITE WORK.
9. FIELD VERIFY ALL STRUCTURAL COMPONENTS PRIOR TO DEMOLITION. REPORT ANY DISCREPANCIES IMMEDIATELY TO ARCHITECT.
10. EXISTING MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS TO BE REMOVED PARTIALLY AS REQUIRED.
11. TEMPORARILY BRACE ALL WALLS, FLOOR & ROOF DURING & AFTER DEMOLITION.
12. COORDINATE EXISTING PERIMETER WALL LOCATIONS TO BE MODIFIED PER NEW WINDOW LOCATIONS.
13. ALL HAZARDOUS MATERIALS SHALL BE REMOVED BY NEW 'OSHA' STANDARDS.
14. TEMPORARY SHORING & BRACING BY G.C.
15. G.C. TO COORDINATE INTERIOR FINISHES WITH OWNER

WALL LEGEND

EXISTING WALL
NEW WALL
FIRE RATED WALL
1 HOUR
2 HOUR
EXISTING WALL TO BE REMOVED



EXISTING 3RD FLOOR PLAN

SCALE: 1/8" = 1'-0"

- NOT FOR CONSTRUCTION -

PERMIT SET: OCTOBER 03, 2011

LICENSED ARCHITECT MARK L. MUELLER No. 2737

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EXISTING FLOOR PLAN

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DATE 02.24.2011
PROJECT 130 E. PROM
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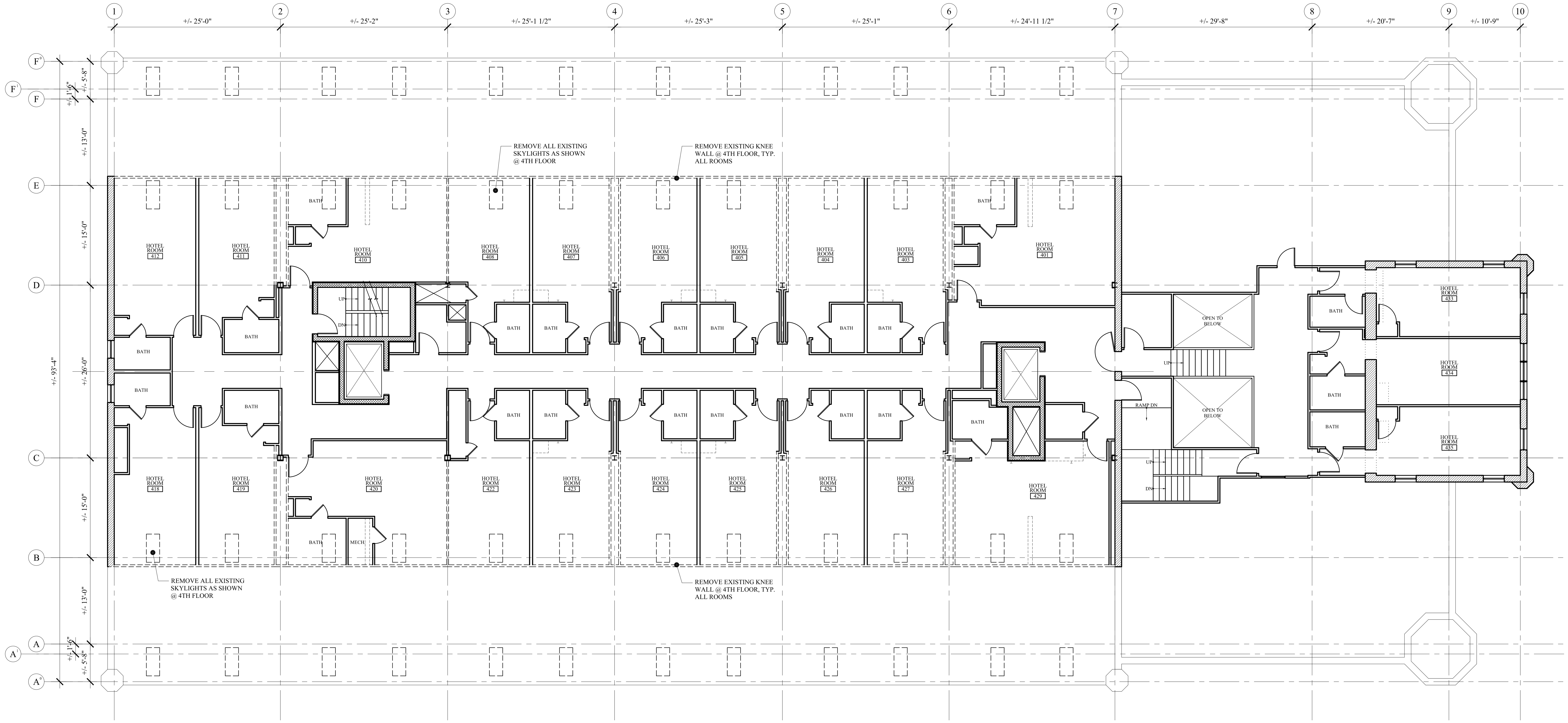
CHECK BY MLM

04 OF 24

EC-1.0

WALL LEGEND

EXISTING WALL	
NEW WALL	
FIRE RATED WALL	
1 HOUR	
2 HOUR	
EXISTING WALL TO BE REMOVED	



EXISTING 4TH FLOOR PLAN

SCALE: 1/8" = 1'-0"

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EXISTING FLOOR PLAN

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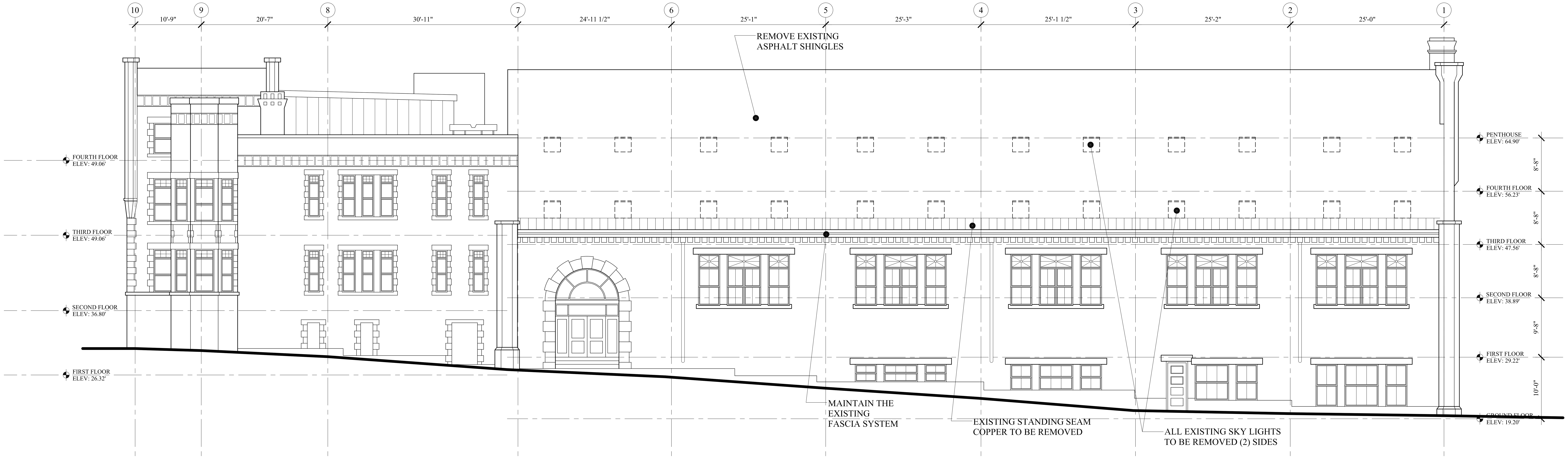
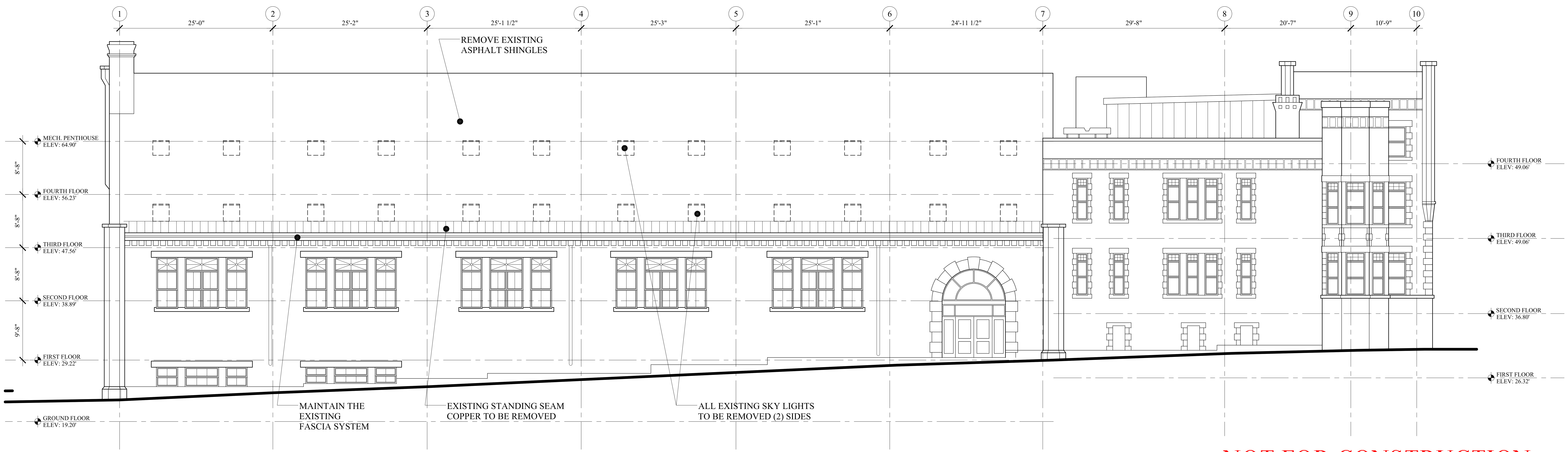


EXISTING MARKET STREET ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING SILVER STREET ELEVATION

SCALE: 1/8" = 1'-0"

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EXISTING ELEVATIONS

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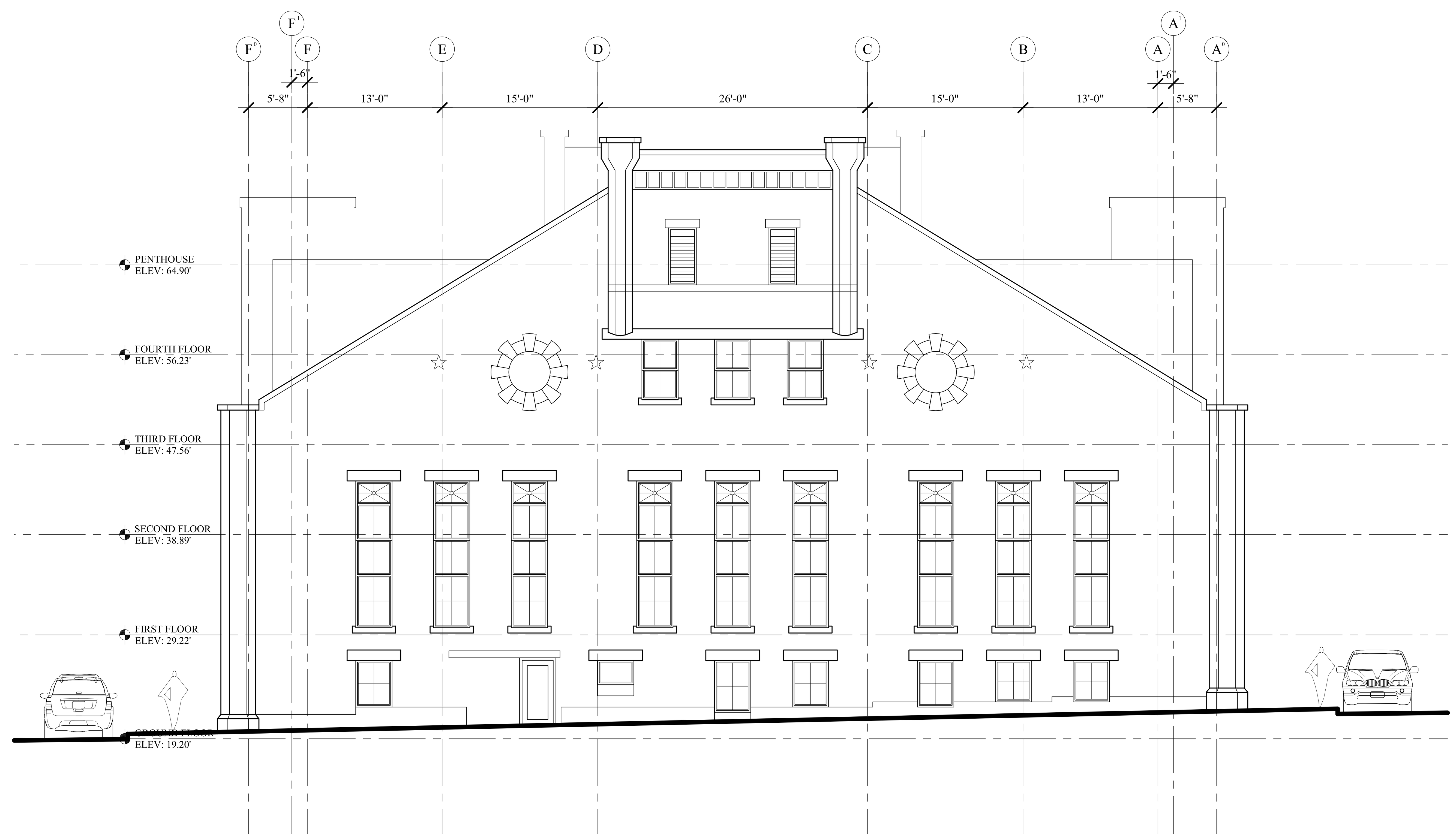
06 OF 24

EC-2.0

EXISTING MILK STREET ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING FORE STREET ELEVATION

SCALE: 1/8" = 1'-0"

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EXISTING ELEVATIONS

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WALL LEGEND

EXISTING WALL	
NEW WALL	
FIRE RATED WALL	
1 HOUR	
2 HOUR	
EXISTING WALL TO BE REMOVED	

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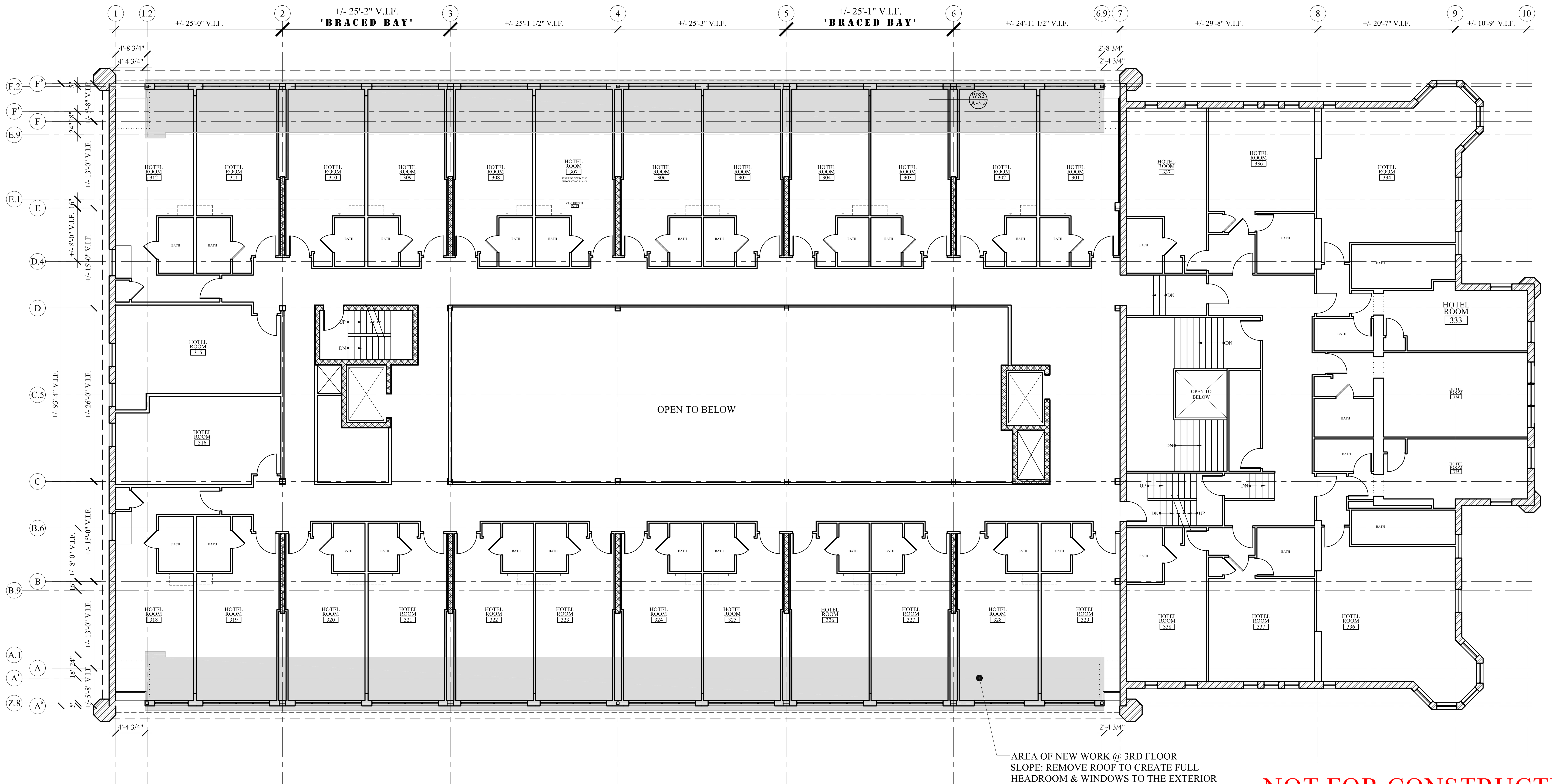


PROPOSED 3RD FLOOR PLAN

SCALE: 1/8" = 1'-0"

- NOT FOR CONSTRUCTION -

PERMIT SET: OCTOBER 03, 2011

RENOVATION & ADDITION:

PORTLAND REGENCY DORMER ADDITION

20 MILK STREET - PORTLAND, MAINE

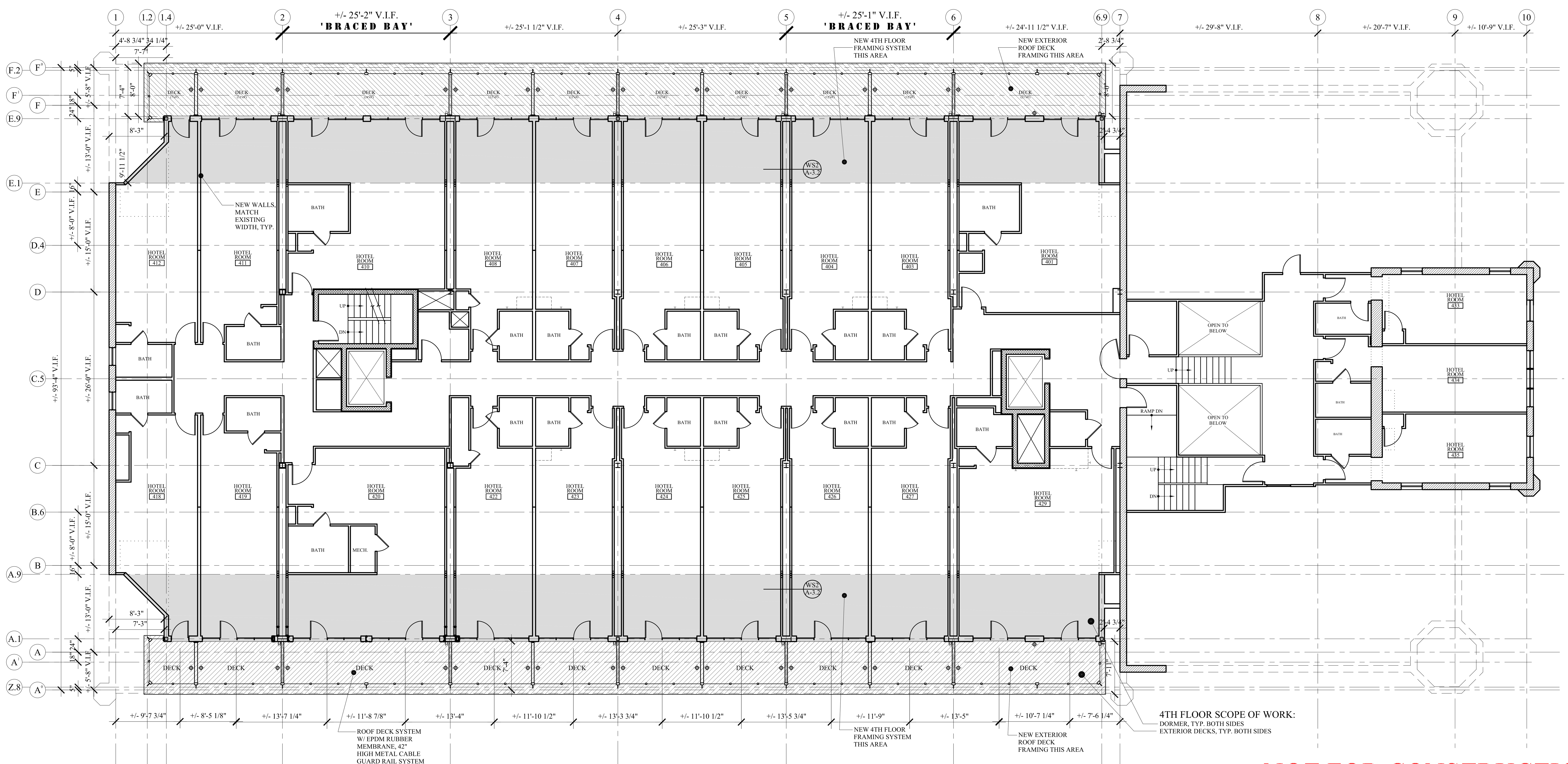
PROPOSED FLOOR PLAN

REVISIONS	
DATE	02.24.2011
PROJECT	130 E. PROM
DRAWN BY	MRP
CHECK BY	MLM

A-1.0

WALL LEGEND

EXISTING WALL
NEW WALL
FIRE RATED WALL
1 HOUR
2 HOUR
EXISTING WALL TO BE REMOVED



PROPOSED 4TH FLOOR PLAN

SCALE: 1/8" = 1'-0"

- NOT FOR CONSTRUCTION -

PERMIT SET: OCTOBER 03, 2011

LICENSED ARCHITECT
MARK L. MUELLER
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STATE OF MAINE

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RENOVATION & ADDITION:

PORTLAND REGENCY DORMER ADDITION

20 MILK STREET - PORTLAND, MAINE

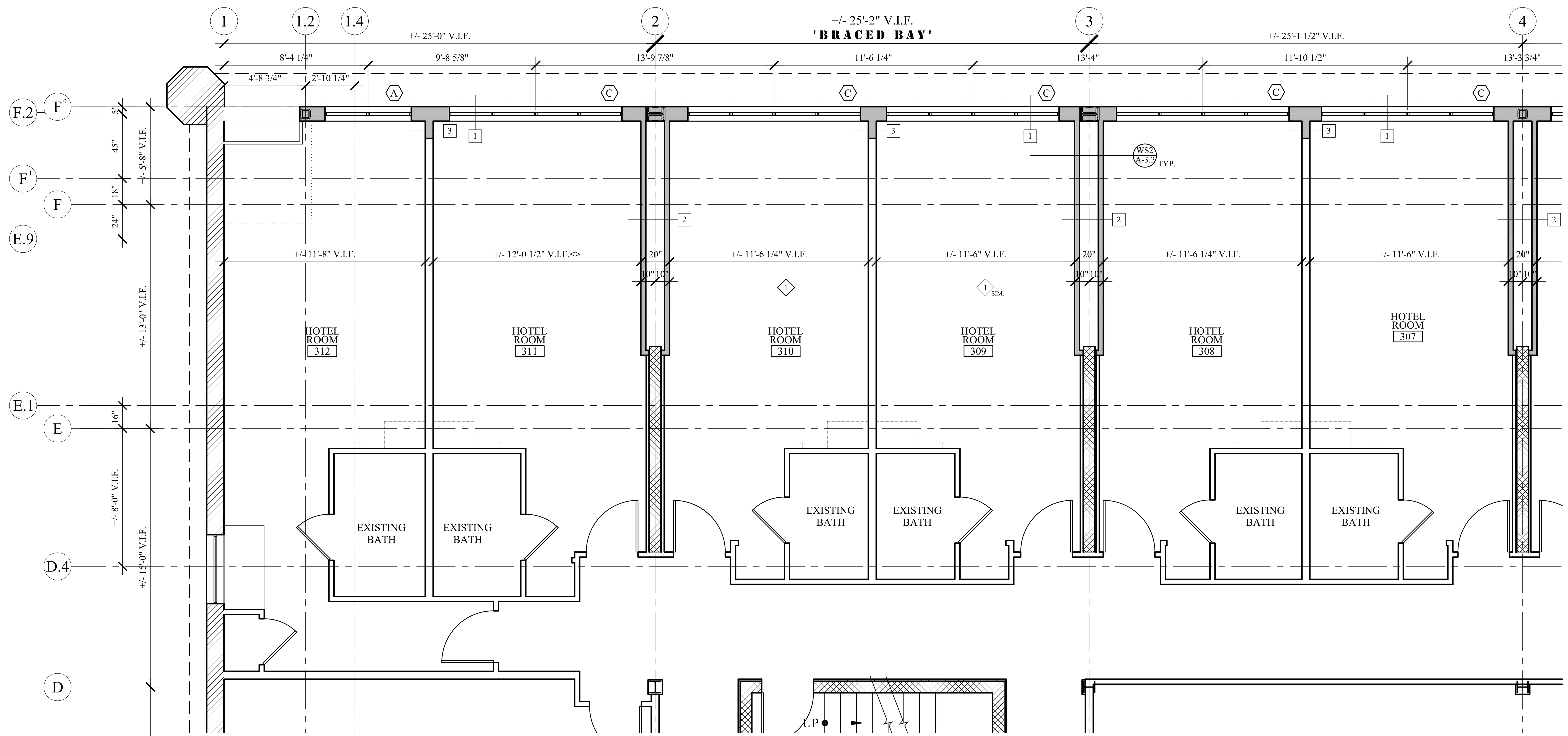
PROPOSED FLOOR PLAN

REVISIONS	
DATE	02.24.2011
PROJECT	130 E. PROM
DRAWN BY	MRP
CHECK BY	MLM

A-1.1

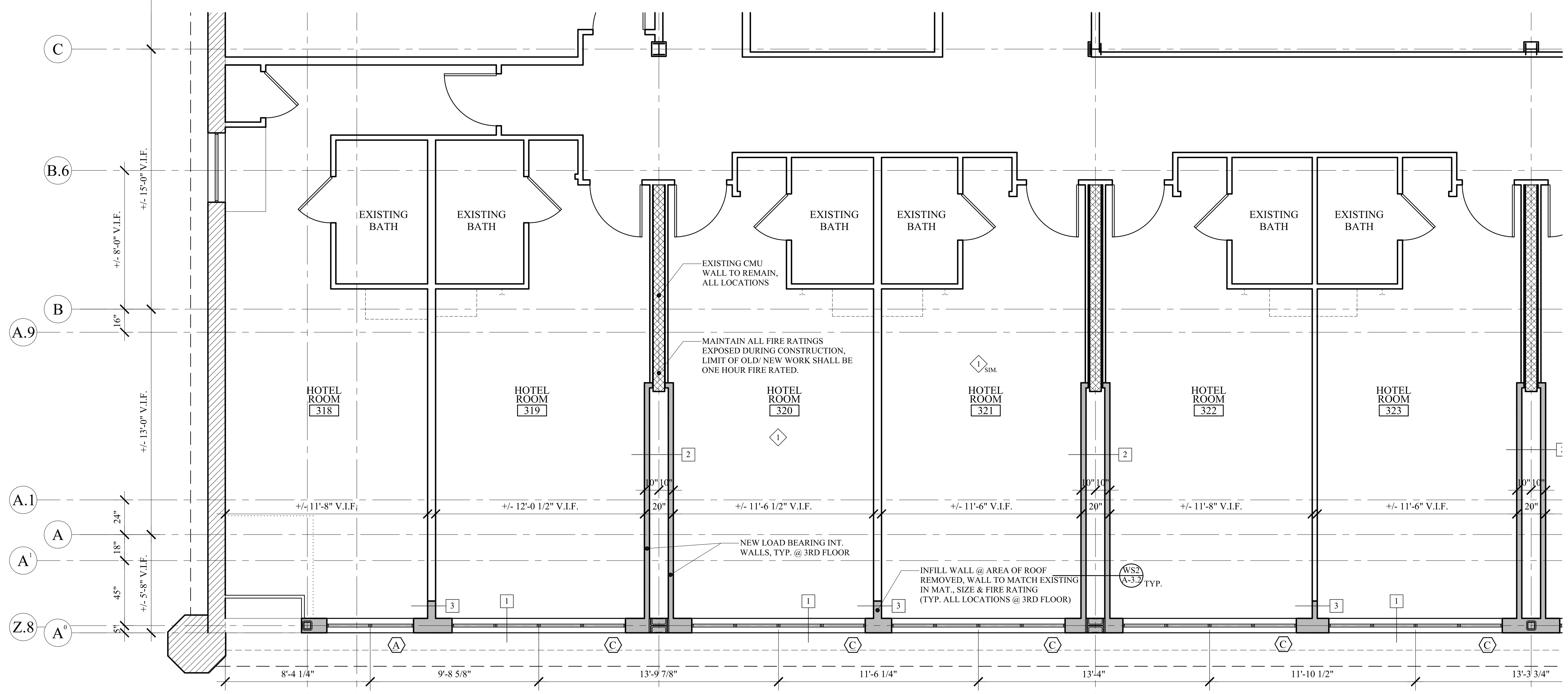
WALL LEGEND

EXISTING WALL	
NEW WALL	
FIRE RATED WALL	
1 HOUR	
2 HOUR	
EXISTING WALL TO BE REMOVED	



3RD FLOOR ENLARGED MARKET STREET PLAN (1 - 4)

SCALE: 1/4" = 1'-0"



3RD FLOOR ENLARGED SILVER STREET PLAN (1 - 4)

SCALE: 1/4" = 1'-0"

- NOT FOR CONSTRUCTION -

PERMIT SET: OCTOBER 03, 2011

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RENOVATION & ADDITION:

PORTLAND REGENCY DORMER ADDITION

20 MILK STREET - PORTLAND, MAINE

ENLARGED FLOOR PLANS

REVISIONS

DATE 02.24.2011

PROJECT 1306 PROM

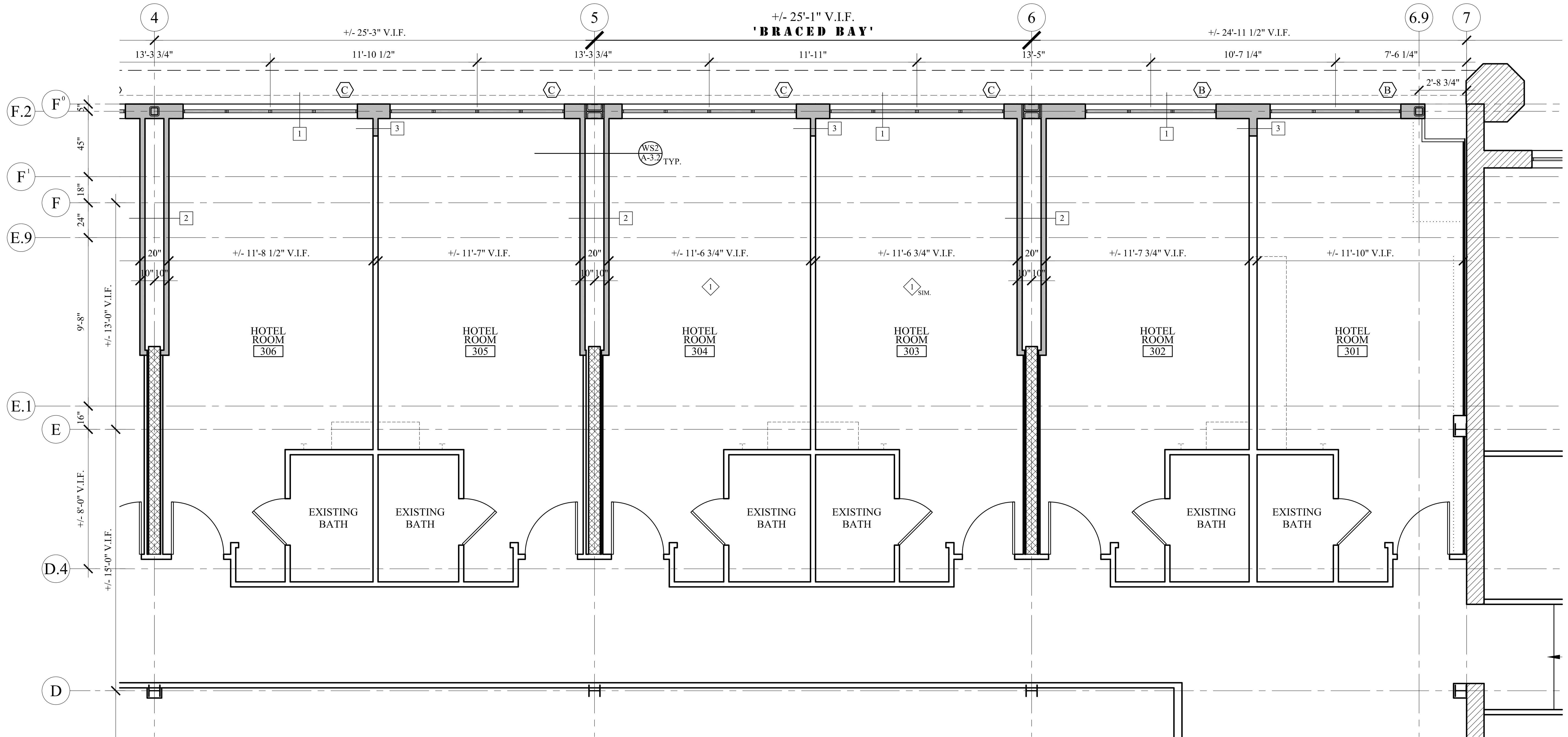
DRAWN BY MRP

CHECK BY MLM

A-1.2

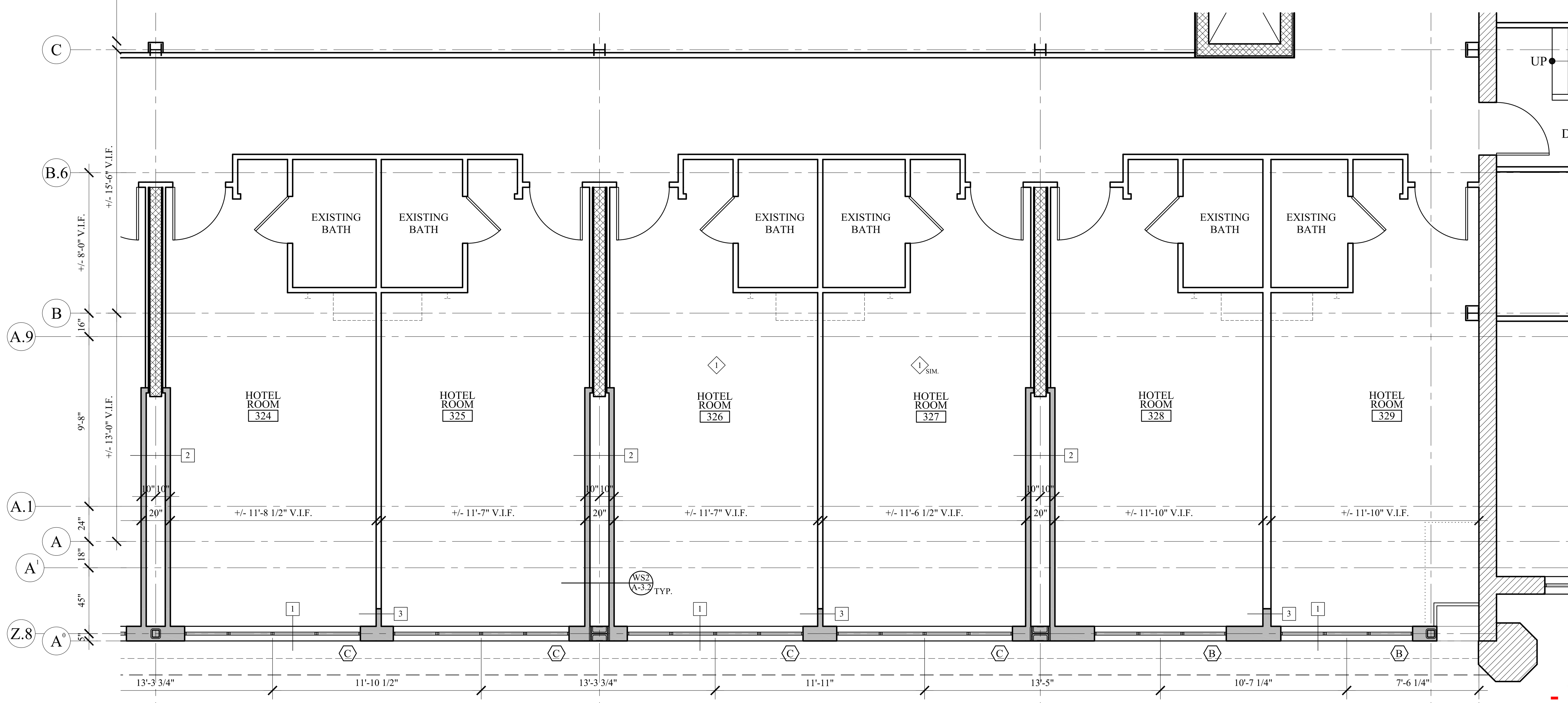
WALL LEGEND

- EXISTING WALL
- NEW WALL
- FIRE RATED WALL
- 1 HOUR
- 2 HOUR
- EXISTING WALL TO BE REMOVED



3RD FLOOR ENLARGED MARKET STREET PLAN (4 - 7)

SCALE: 1/4" = 1'-0"



3RD FLOOR ENLARGED SILVER STREET PLAN (4 - 7)

SCALE: 1/4" = 1'-0"

- NOT FOR CONSTRUCTION -

PERMIT SET: OCTOBER 03, 2011

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RENOVATION & ADDITION:

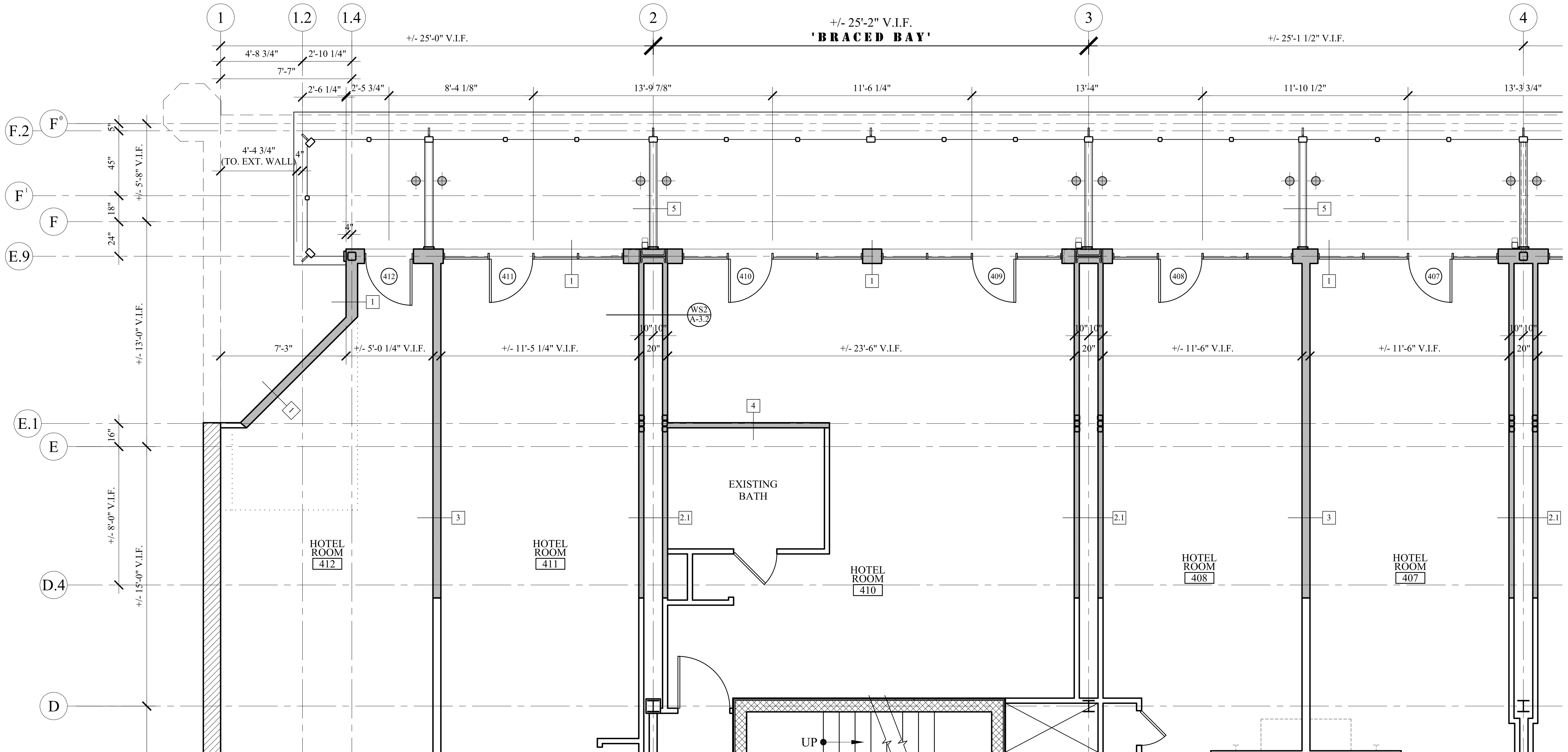
PORTLAND REGENCY DORMER ADDITION

20 MILK STREET - PORTLAND, MAINE

ENLARGED FLOOR PLANS

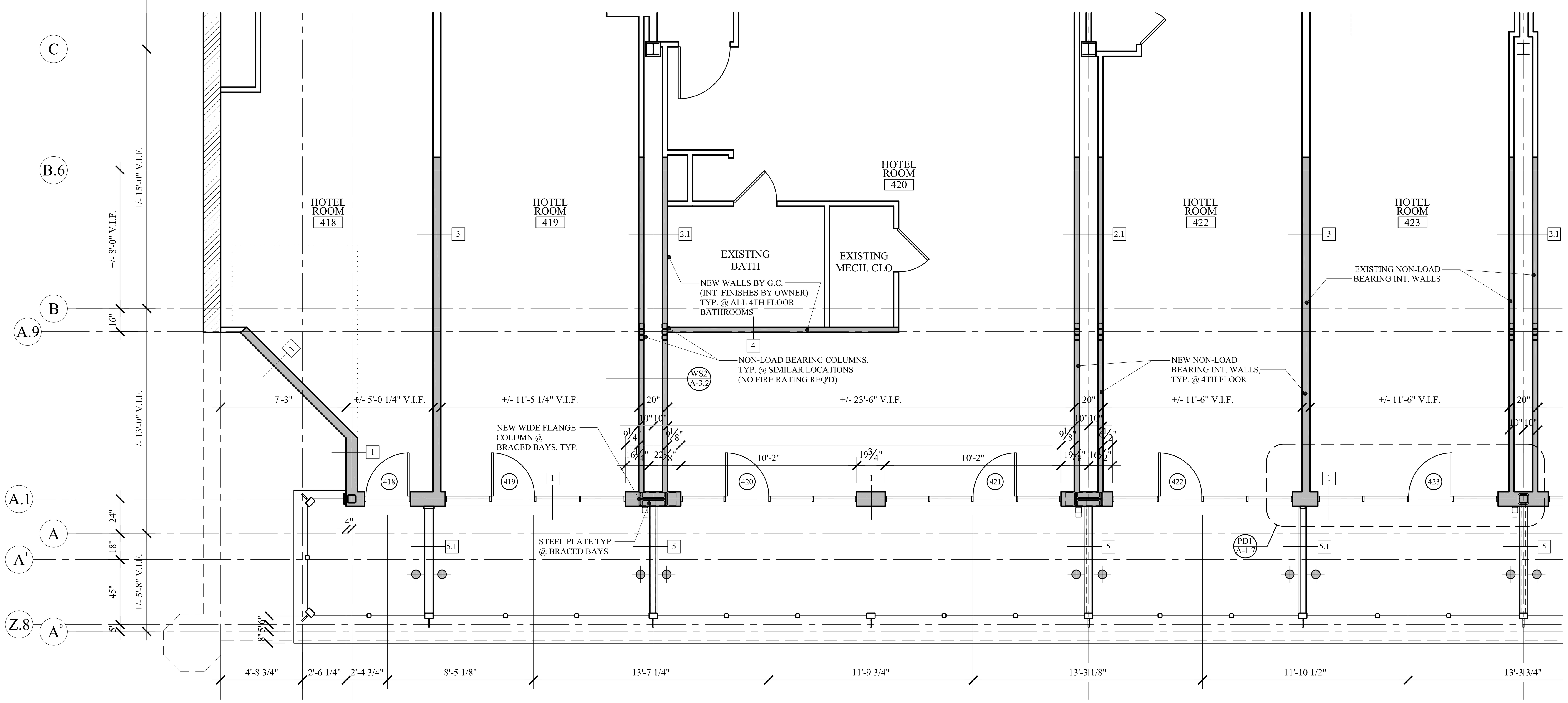
REVISIONS	
DATE	02.24.2011
PROJECT	130 E. PROM
DRAWN BY	MRP
CHECK BY	MLM

A-1.3



4TH FLOOR ENLARGED MARKET STREET PLAN (1 - 4)

SCALE: 1/4" = 1'-0"



4TH FLOOR ENLARGED SILVER STREET PLAN (1 - 4)

SCALE: 1/4" = 1'-0"

WALL LEGEND

EXISTING WALL	
NEW WALL	
FIRE RATED WALL	
1 HOUR	
2 HOUR	
EXISTING WALL TO BE REMOVED	

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RENOVATION & ADDITION:

PORTLAND REGENCY DORMER ADDITION

20 MILK STREET - PORTLAND, MAINE

ENLARGED FLOOR PLANS

REVISIONS

DATE 02.24.2011

PROJECT 130 E. PROM

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A-1.4

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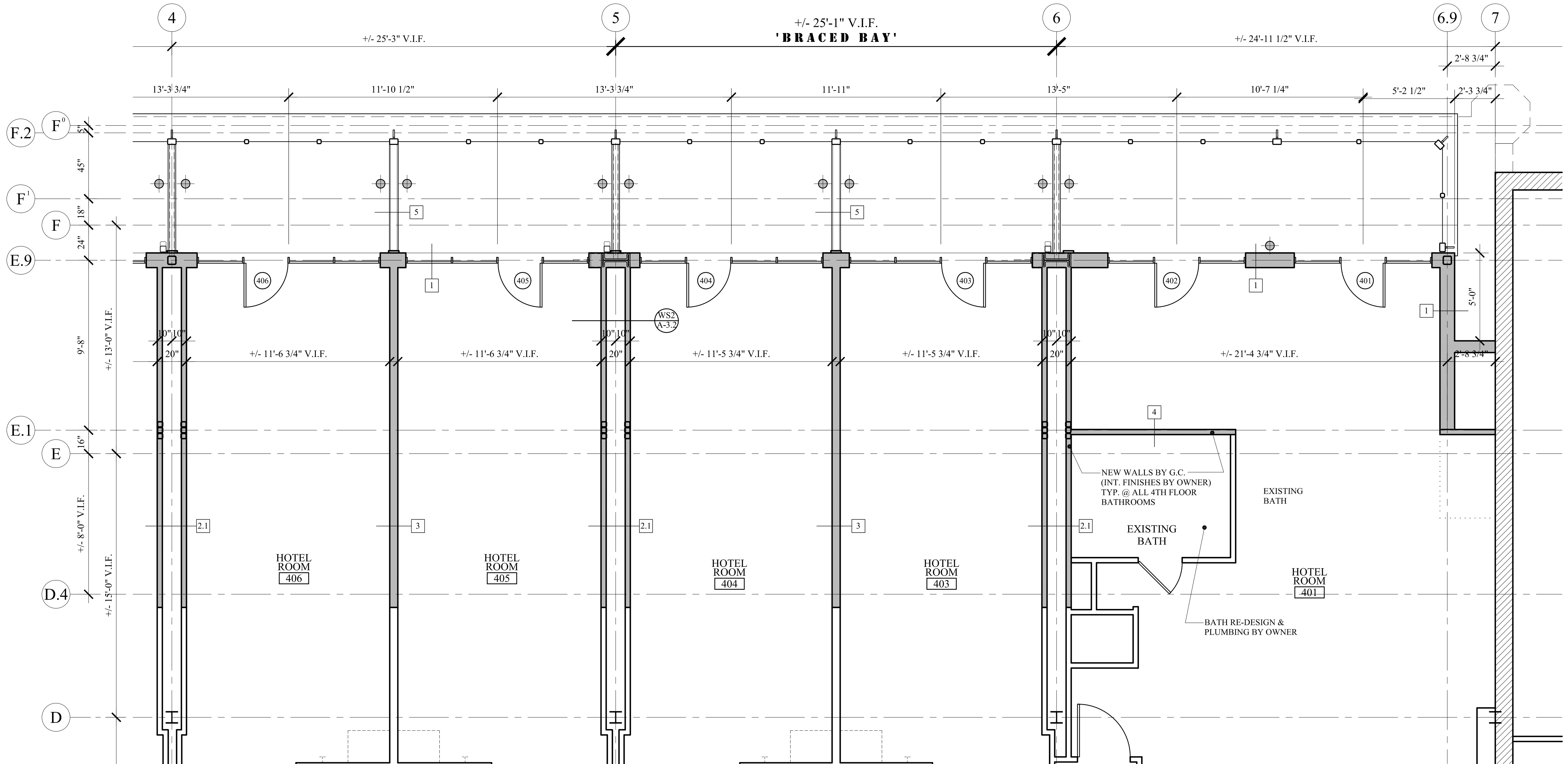
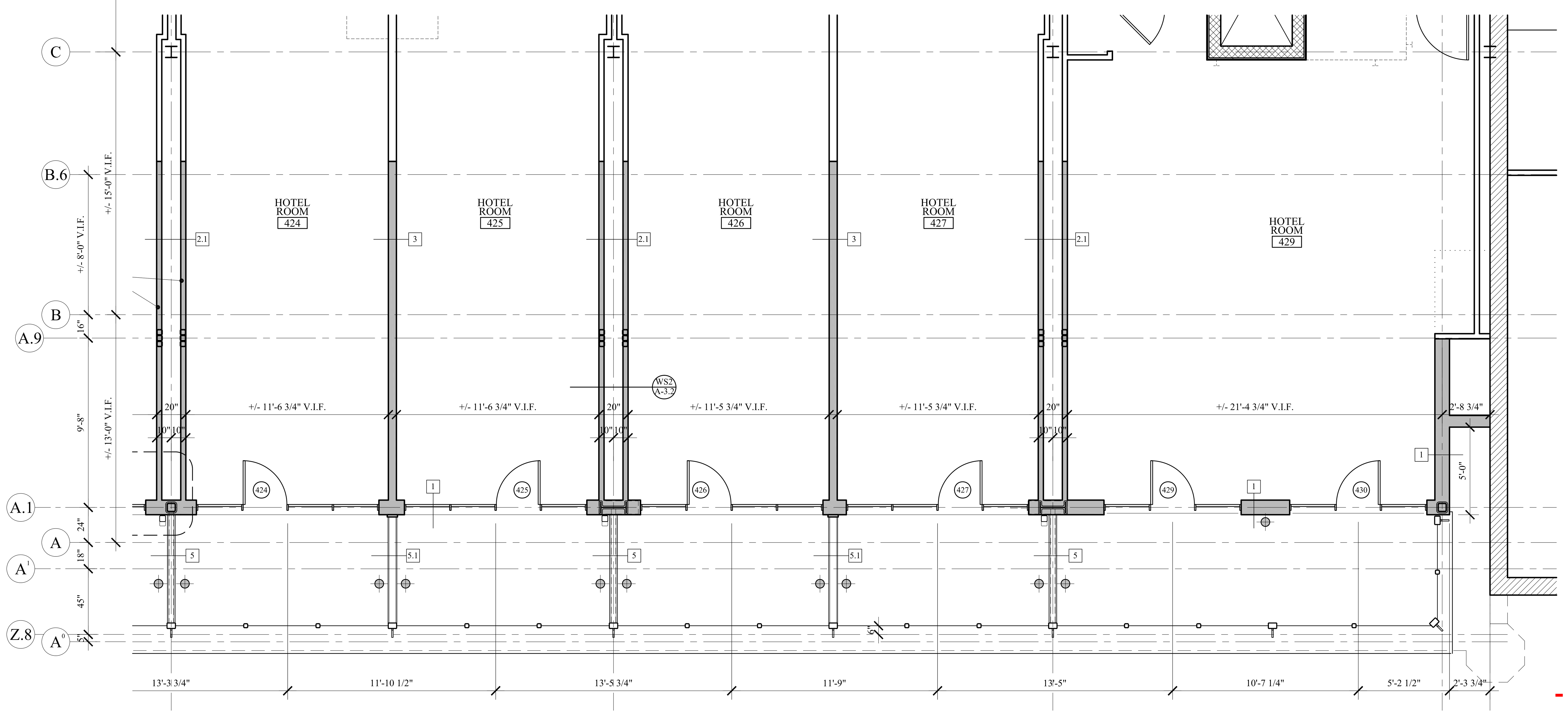
PERMIT SET: OCTOBER 03, 2011



4TH FLOOR ENLARGED MARKET STREET PLAN (4 - 7)

SCALE: 1/4" = 1'-0"



4TH FLOOR ENLARGED SILVER STREET PLAN (4 - 7)

SCALE: 1/4" = 1'-0"

WALL LEGEND

EXISTING WALL
NEW WALL
FIRE RATED WALL
1 HOUR
2 HOUR
EXISTING WALL TO BE REMOVED

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RENOVATION & ADDITION:

PORTLAND REGENCY DORMER ADDITION

20 MILK STREET - PORTLAND, MAINE

ENLARGED FLOOR PLANS

REVISIONS

DATE 02.24.2011

PROJECT 130 E. PROM

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13 OF 24

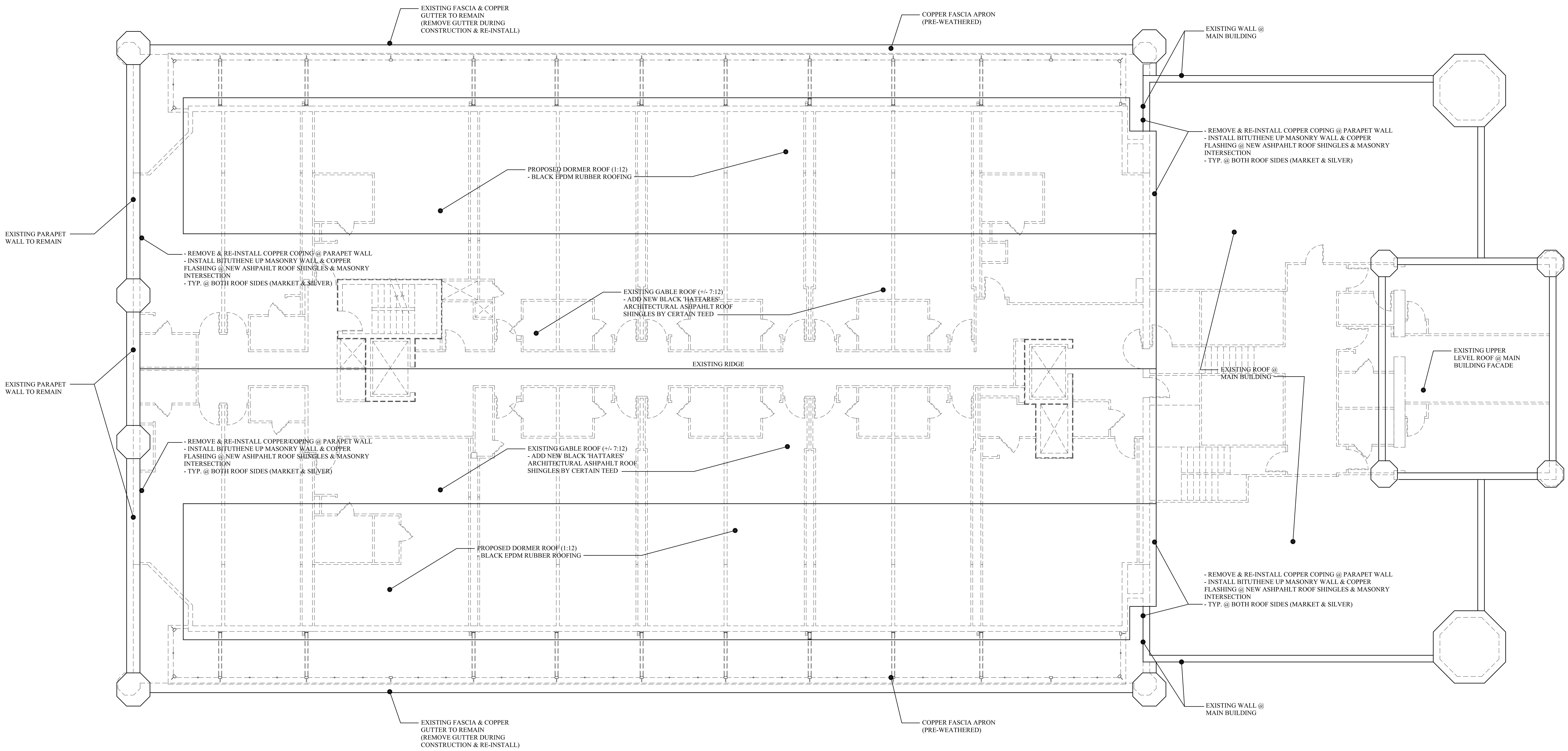
- NOT FOR CONSTRUCTION -

PERMIT SET: OCTOBER 03, 2011

A-1.5

WALL LEGEND

EXISTING WALL
NEW WALL
FIRE RATED WALL
1 HOUR
2 HOUR
EXISTING WALL TO BE REMOVED



ROOF PLAN

SCALE: 1/8" = 1'-0"

- NOT FOR CONSTRUCTION -

PERMIT SET: OCTOBER 03, 2011

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RENOVATION & ADDITION:

PORTLAND REGENCY DORMER ADDITION

20 MILK STREET - PORTLAND, MAINE

ROOF PLAN

REVISIONS

DATE 02.24.2011

PROJECT 130 E. PROM

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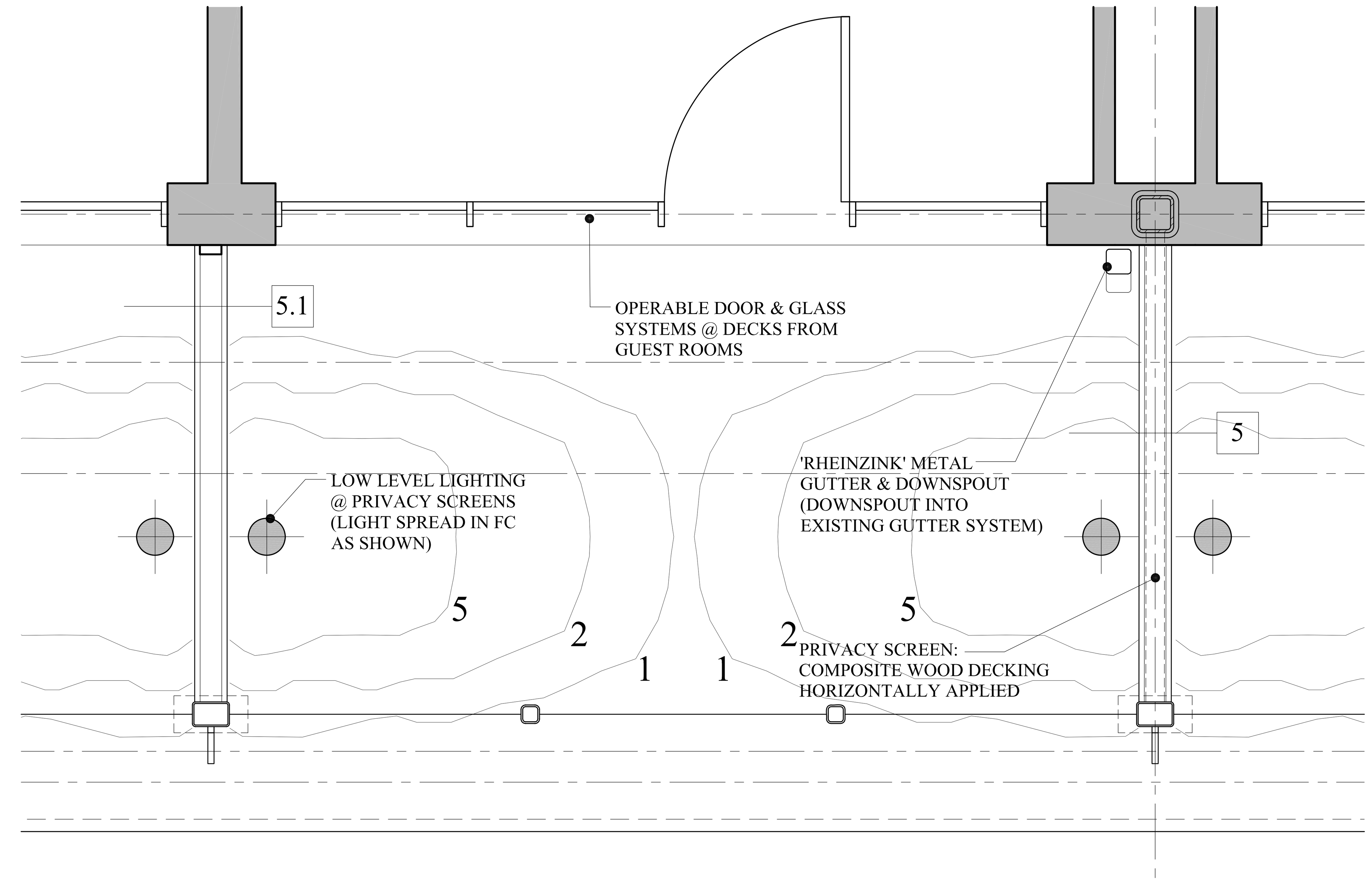
A-1.6

DOOR AND FRAME SCHEDULE

MARK	DOOR TYPE	MAN.	SIZE WD	SIZE HGT	SIZE THK	MATL	GLAZING	FRAME MATL	FRAME TYPE	FIRE RATING LABEL	NOTES
401	--	--	7'-6"	7'-2"	1 3/4"	--	--	--	--	--	--
402	--	--	7'-6"	7'-2"	1 3/4"	--	--	--	--	--	--
403	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
404	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
405	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
406	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
407	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
408	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
409	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
410	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
411	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
412	--		2'-6"	7'-2"	1 3/8"	WOOD	--	WOOD	--	--	--
418	--		2'-6"	7'-2"	1 3/8"	WOOD	--	WOOD	--	--	--
419	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
420	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
421	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
422	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
423	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
424	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
425	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
426	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
427	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
428	--	--	7'-6"	7'-2"	1 3/4"	--	--	--	--	--	--
429	--	--	7'-6"	7'-2"	1 3/4"	--	--	--	--	--	--



ENLARGED PLAN DETAIL

SCALE: 3/4"=1'-0"

EXTERIOR WINDOW SCHEDULE

NO.	TYPE	MANUFACTURER	CATALOG NO.	REMARKS
A	AWNING	MARVIN	CUAWN3032-2	FACTORY MULL
B	AWNING	MARVIN	CUAWN3032-3	FACTORY MULL
C	AWNING	MARVIN	CUAWN3032-4	FACTORY MULL

NOTES:

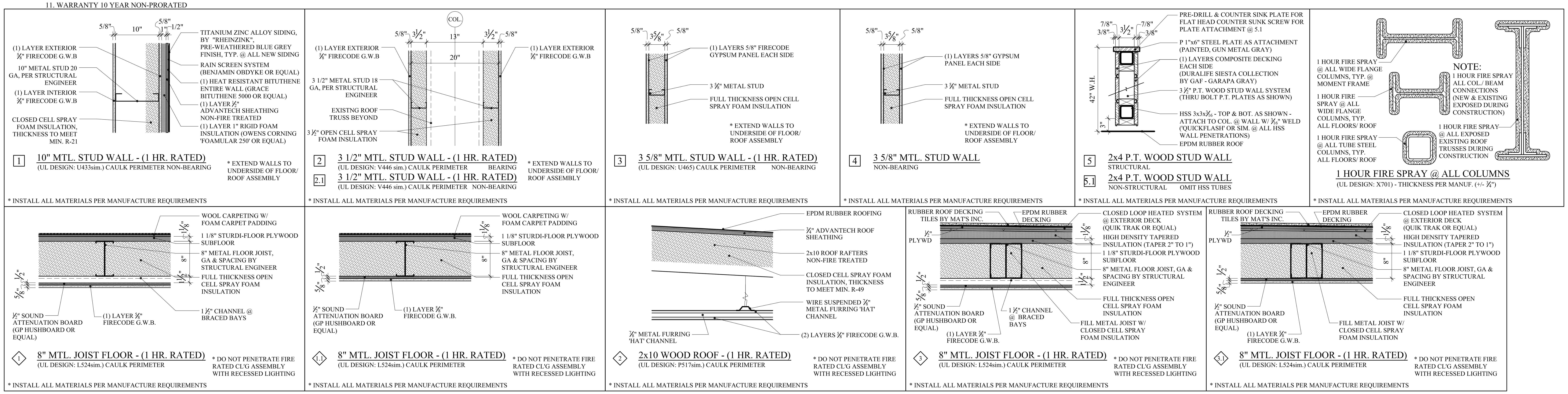
1. ALL WINDOWS & DOORS SHALL BE MARVIN CLAD OR PELLA ARCHITECT SERIES
2. COLOR:
   INTERIOR: PRE-FINSHED PINE, PAINTED WHITE
   EXTERIOR: COASTAL APPLICATION FINISH - STANDARD COLOR
3. GRILLS:
   PATTERN: NONE
4. JAMBS:
   4 9/16" DEPTH
   EXTENSION: NONE
5. GLAZING
   ADVANCED LOW-E GLASS W/ ARGON, CARDINAL GLASS VLT @ UNIT CENTER 70%
6. CASINGS:
   INTERIOR: NO CASING
   EXTERIOR: NO CASING
7. SCREENS: NONE
8. HARDWARE:
   COASTAL HARDWARE
   SATIN NICKEL - VERIFY W/ OWNER
   STYLE T.B.D. BY OWNER
9. G.C. TO VERIFY WINDOW R.O. W/ WINDOW SUBMITTAL PRIOR TO CONSTRUCTION.
10. G.C. SHALL SUBMIT WINDOW SPECIFICATIONS FOR APPROVAL PRIOR TO ORDER.
11. WARRANTY 10 YEAR NON-PRORATED

IBC 2009: 704.2 - COLUMN PROTECTION:
ALL COLUMNS MUST HAVE INDIVIDUAL ENCASEMENT PROTECTION ON ALL SIDES FOR THE FULL COLUMN LENGTH INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS

IBC 2009: 704.3 - PROTECTION OF THE PRIMARY STRUCTURAL FRAME & OTHER COLUMNS:
INDIVIDUAL ENCASEMENT OF BEAMS ARE NOT REQUIRED PER DESIGN, PROTECTION BY ASSEMBLY

IBC 2009: 704.4 - PROTECTION OF SECONDARY MEMBERS:
PROTECTION AS REQUIRED (1 HR WITH HORIZONTAL U.L. ASSEMBLY)

ALL FIRE PROTECTION, GYPSUM DRYWALL &/ OR FIRESPRAY ON STRUCTURAL MEMBERS; INCLUDING BEARING WALLS, FIRE SEPARATION WALLS, BEAMS, COLUMNS & FIRE RATED FLOOR/ CEILING ASSEMBLIES SHALL NOT BE REMOVED. ANY/ ALL EXISTING FIRE PROTECTION REMOVED SHALL BE REPLACE WITH EQUAL FIRE RATING.



- NOT FOR CONSTRUCTION -

PERMIT SET: OCTOBER 03, 2011

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RENOVATION & ADDITION:
PORTLAND REGENCY DORMER ADDITION
20 MILK STREET - PORTLAND, MAINE

SCHEDULE & WALL ASSEMBLIES

DATE 02.24.2011
PROJECT 130 E. PROM
DRAWN BY MRP
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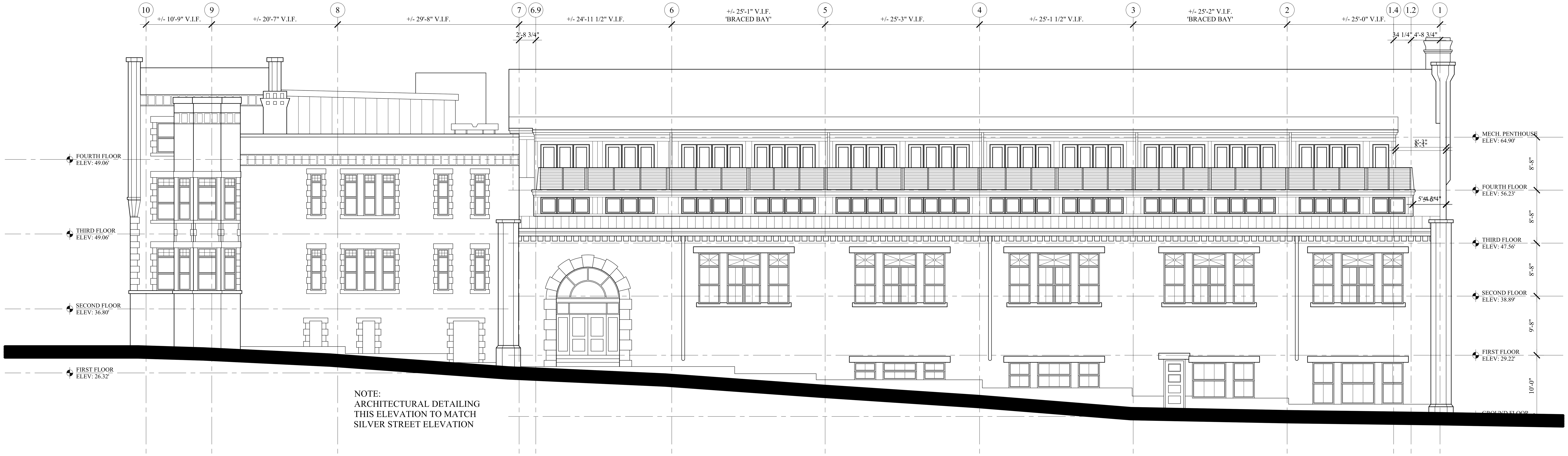
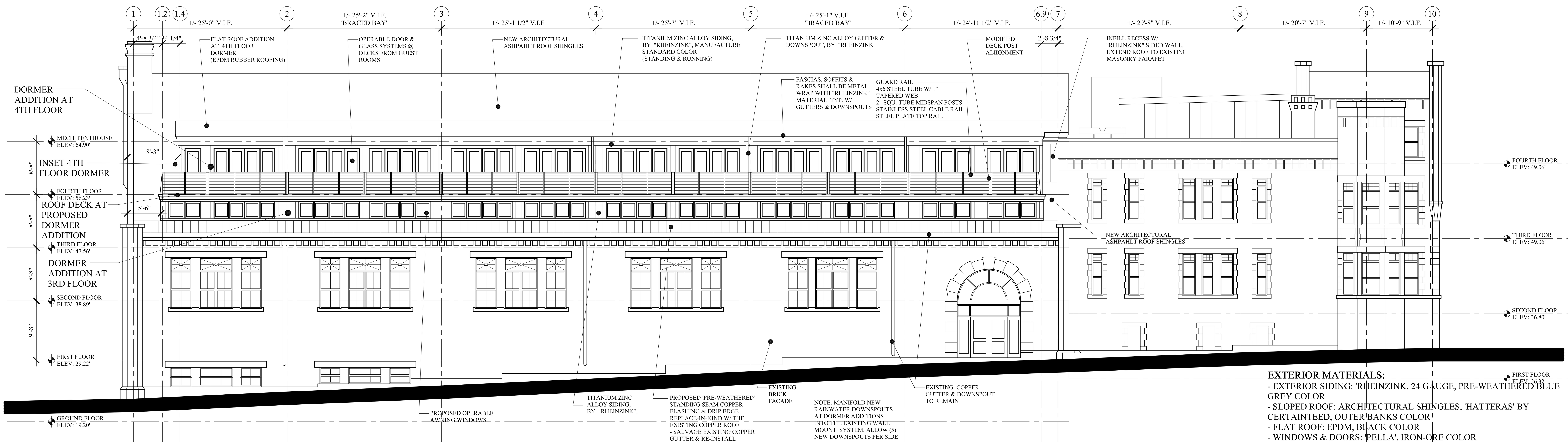
A-1.7



MARKET STREET ELEVATION

SCALE: 1/8" = 1'-0"



SILVER STREET ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS:

- EXTERIOR SIDING: 'RHEINZINK, 24 GAUGE, PRE-WEATHERED BLUE GREY COLOR
- SLOPED ROOF: ARCHITECTURAL SHINGLES, 'HATTERAS' BY CERTAINTEED, OUTER BANKS COLOR
- FLAT ROOF: EPDM, BLACK COLOR
- WINDOWS & DOORS: 'PELLA', IRON-ORE COLOR
- COPPER APORN FASCIA: 1" STANDING SEAM, PRE-WEATHERED FINISH
- GUARD RAIL: STEEL POSTS WITH STAINLESS STEEL CABLE RAIL
- EXTERIOR DECK LIGHT: 'BK LIGHTING', LOW VOLTAGE DOWN LIGHT, ALUMINUM COLOR

- NOT FOR CONSTRUCTION -

PERMIT SET: OCTOBER 03, 2011

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RENOVATION & ADDITION:

PORTLAND REGENCY DORMER ADDITION

20 MILK STREET - PORTLAND, MAINE

PROPOSED ELEVATION

REVISIONS

DATE 02.24.2011

PROJECT 130 E. PROM

DRAWN BY MRP

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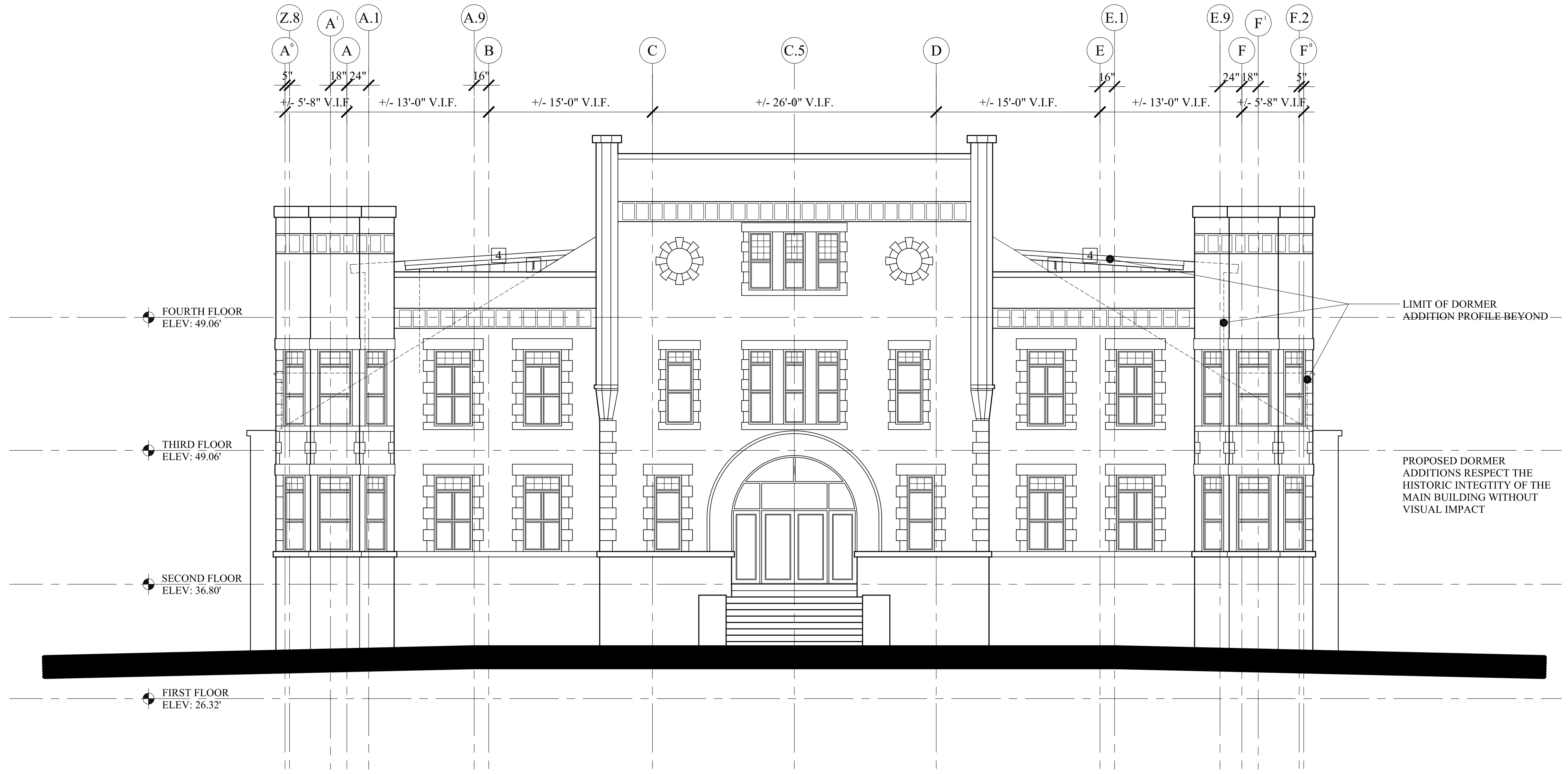
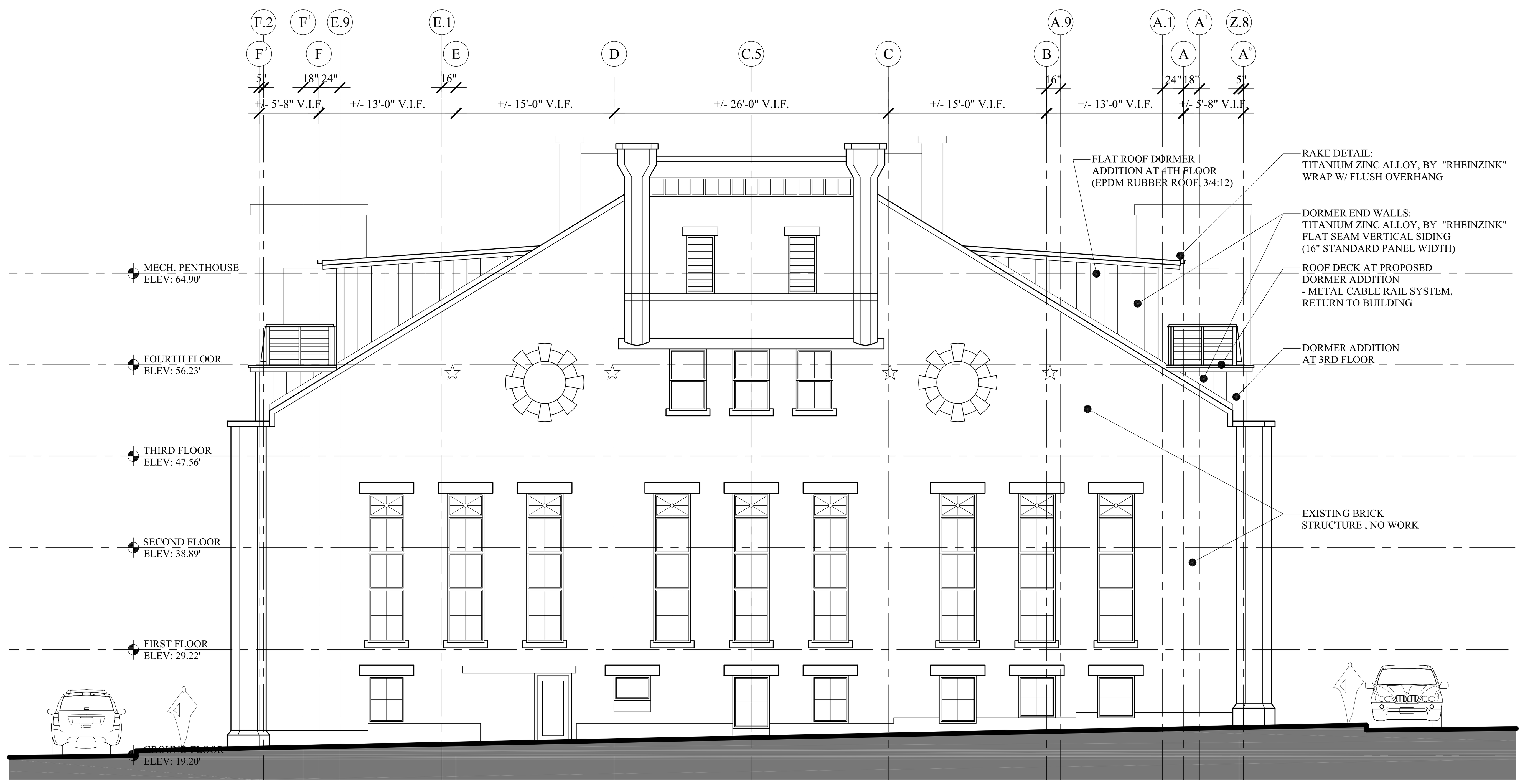
16 OF 24

A-2.0



MILK STREET ELEVATION

SCALE: 1/8" = 1'-0"



FORE STREET ELEVATION

SCALE: 1/8" = 1'-0"

- NOT FOR CONSTRUCTION -

PERMIT SET: OCTOBER 03, 2011

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RENOVATION & ADDITION:

PORTLAND REGENCY DORMER ADDITION

20 MILK STREET - PORTLAND, MAINE

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PROJECT 130 E. PROM

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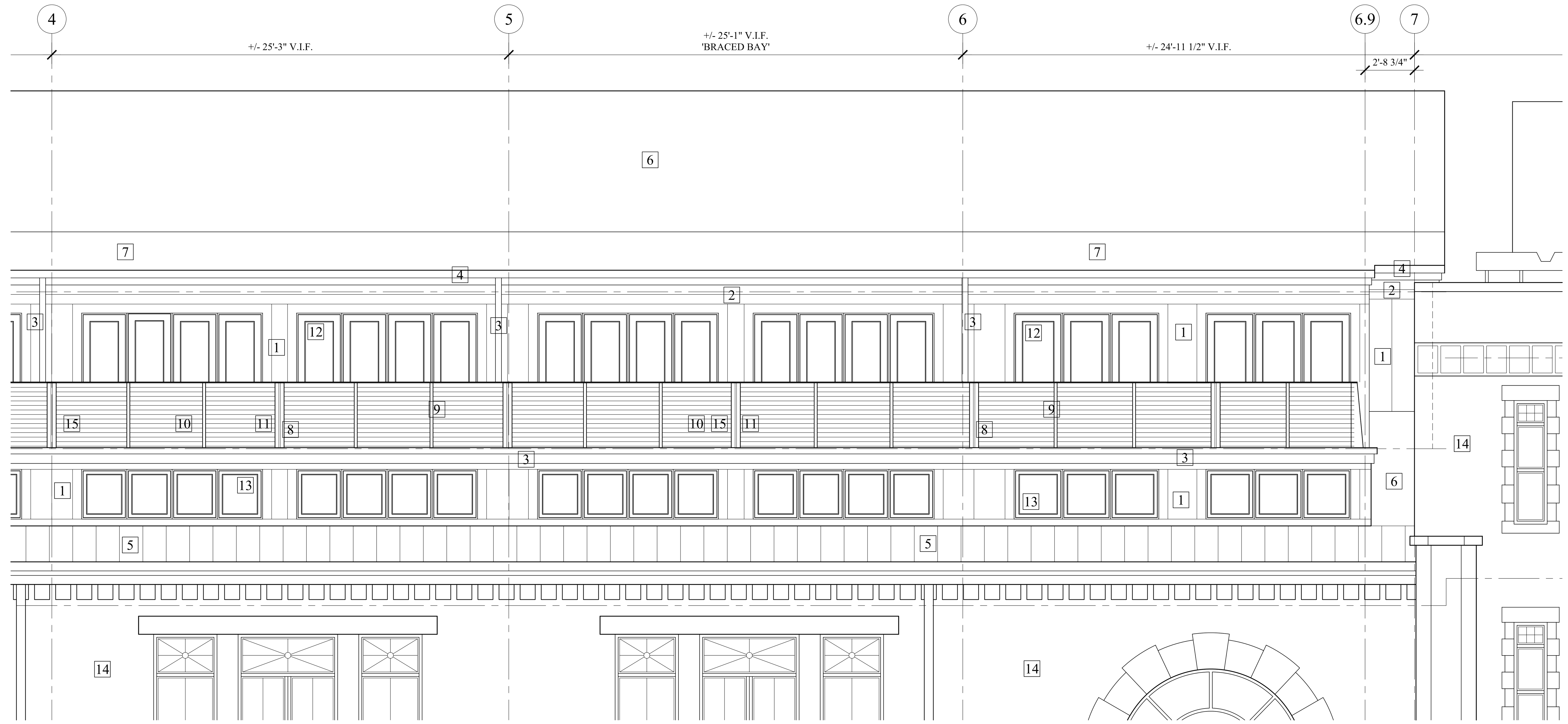
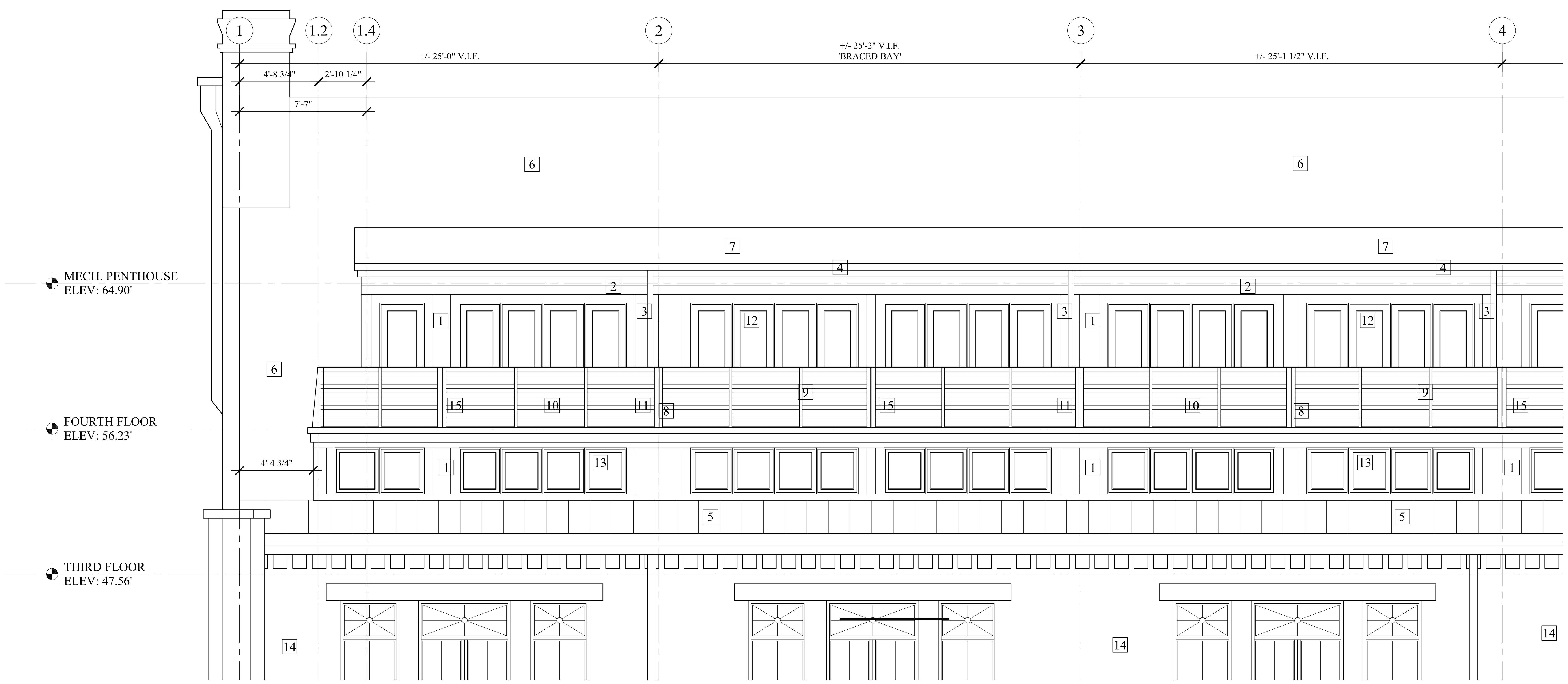


ENLARGED SILVER STREET ELEVATION (4 - 7)

SCALE: 1/4" = 1'-0"



ENLARGED SILVER STREET ELEVATION (1 - 4)

SCALE: 1/4" = 1'-0"

1. RHEINZINK TITANIUM ZINC ALLOY SIDING: PRE-WEATHERED BLUE GRAY COLOR
   VERTICAL APPLICATION (+/- 17" PANEL WIDTHS)
2. RHEINZINK TITANIUM ZINC ALLOY SIDING: PRE-WEATHERED BLUE GRAY COLOR
   HORIZONTAL APPLICATION (+/- 17" PANEL WIDTHS)
3. RHEINZINK TITANIUM ZINC ALLOY GUTTER & DOWN SPOUT:
   PRE-WEATHERED BLUE GRAY COLOR
4. FASCIAS, SOFFITS & RAKES: RHEINZINK METAL WRAP:
   PRE-WEATHERED BLUE GRAY COLOR
5. PRE-WEATHERED STANDING SEAM COPPER (1" HIGH SEAMS)
6. NEW ARCHITECTURAL ASPHALT ROOF SHINGLES:
   HATTERAS SERIES BY CERTIANTEED - 'OUTER BANKS' FINISH
7. EPDM RUBBER ROOFING
8. PAINTED 4x6 'T' SHAPE STEEL POST & 1" TOP RAIL PLATE (SEE DETAIL WS3/A-3.2)
   PAINT GUN METAL GRAY
9. PAINTED 3x3 STEEL INTERMEDIATE POST
   PAINT GUN METAL GRAY
10. S.S. CABLE RAIL SYSTEM: BY ATLANTIS RAIL SYSTEMS
11. EXTERIOR DECK LIGHT: SEE PLANS FOR LOCATIONS
    BK LIGHTING 'BRICK STAR', LOW VOLTAGE DOWN LIGHT, ALUMINUM COLOR. 35W
12. NEW OPERABLE DOOR & GLASS SYSTEM:
13. NEW OPERABLE AWNING WINDOWS:
14. EXISTING BRICK FACADE
15. COMPOSITE DECKING EACH SIDE:
    DURALIFE SIESTA COLLECTION BY GAF - GARAPA GRAY

- NOT FOR CONSTRUCTION -

PERMIT SET: OCTOBER 03, 2011

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RENOVATION & ADDITION:

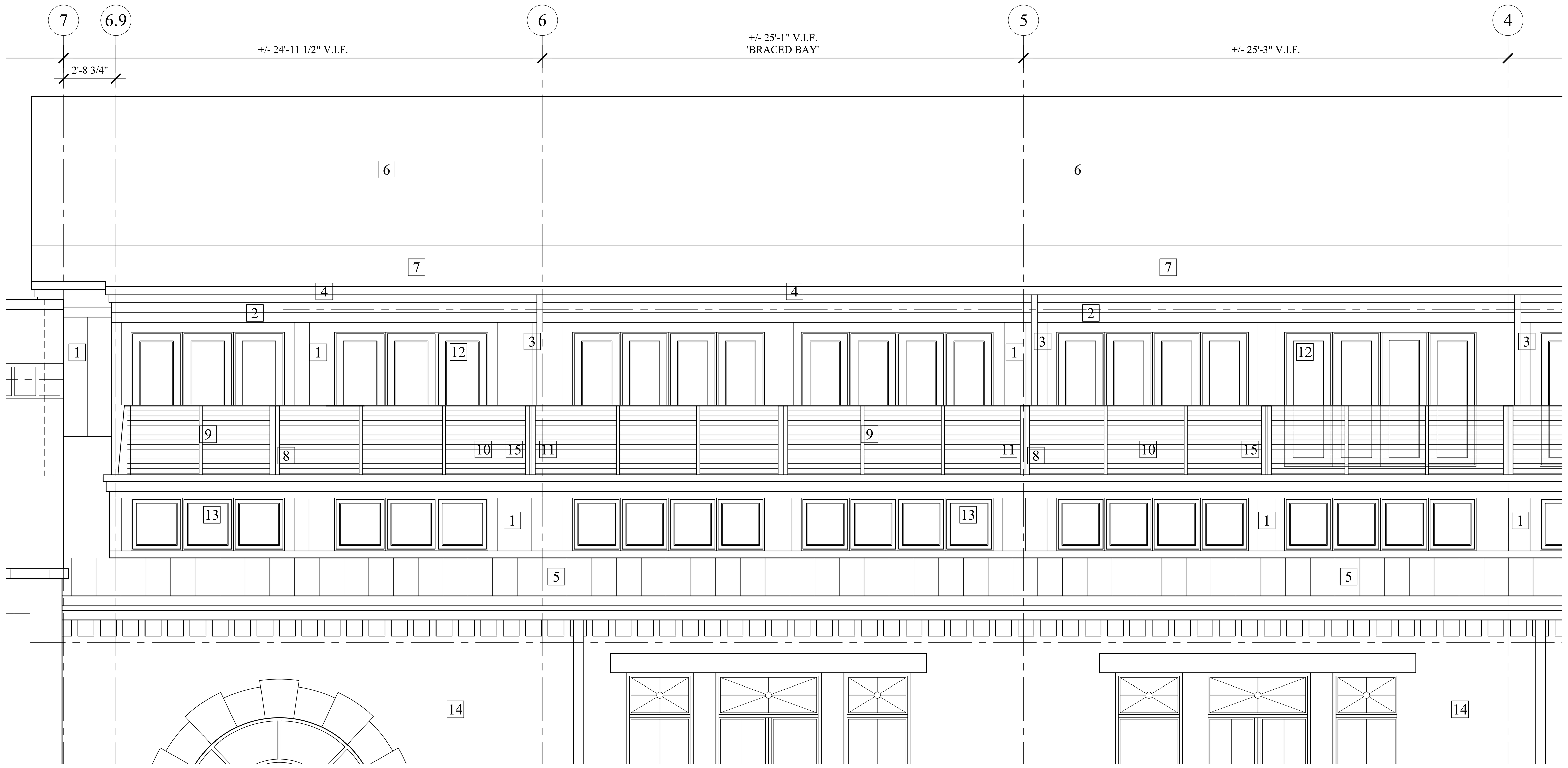
PORTLAND REGENCY DORMER ADDITION

20 MILK STREET - PORTLAND, MAINE

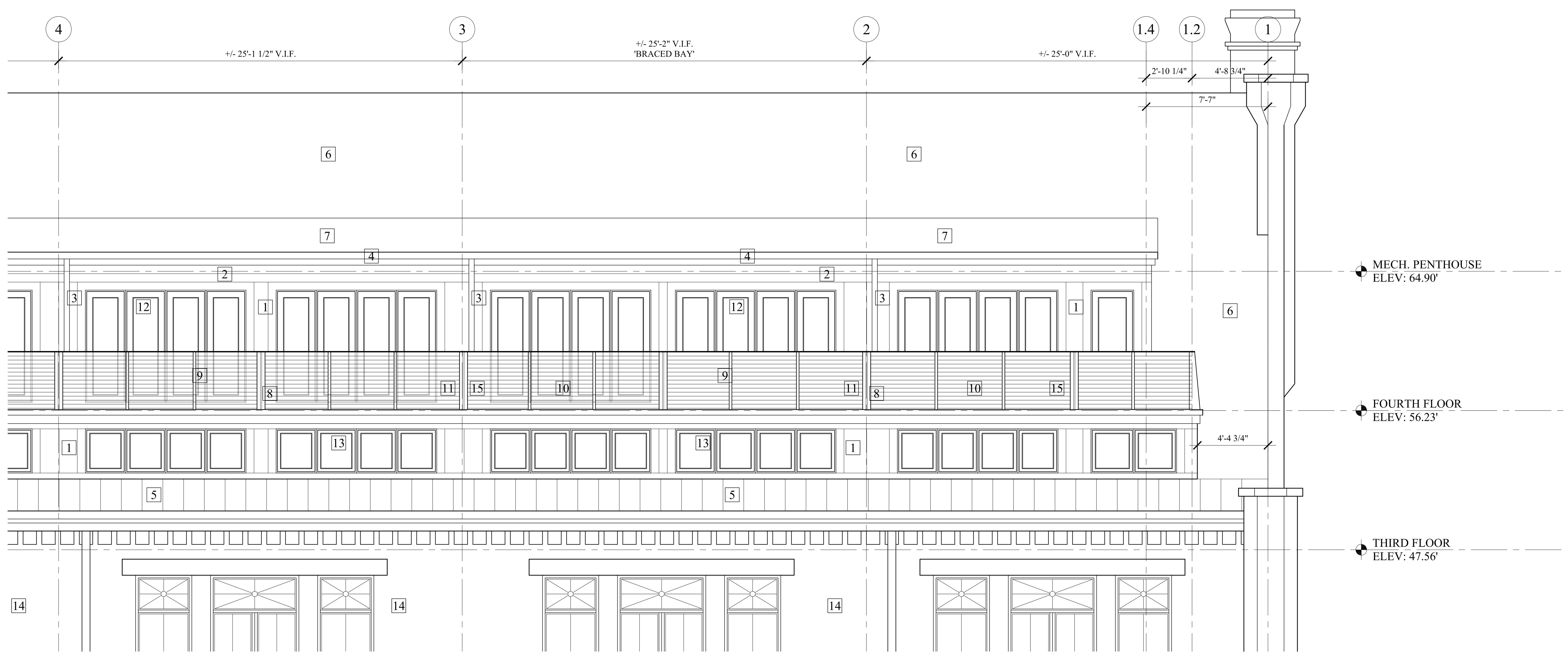
ENLARGED ELEVATION

REVISIONS	
DATE	02.24.2011
PROJECT	130 E. PROM
DRAWN BY	MRP
CHECK BY	MLM

A-2.2



ENLARGED MARKET STREET ELEVATION (4 - 7)
SCALE: 1/4" = 1'-0"



ENLARGED MARKET STREET ELEVATION (1 - 4)
SCALE: 1/4" = 1'-0"

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RENOVATION & ADDITION:
PORTLAND REGENCY
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20 MILK STREET - PORTLAND, MAINE

ENLARGED ELEVATION

REVISIONS	
DATE	02.24.2011
PROJECT	130 E. PROM
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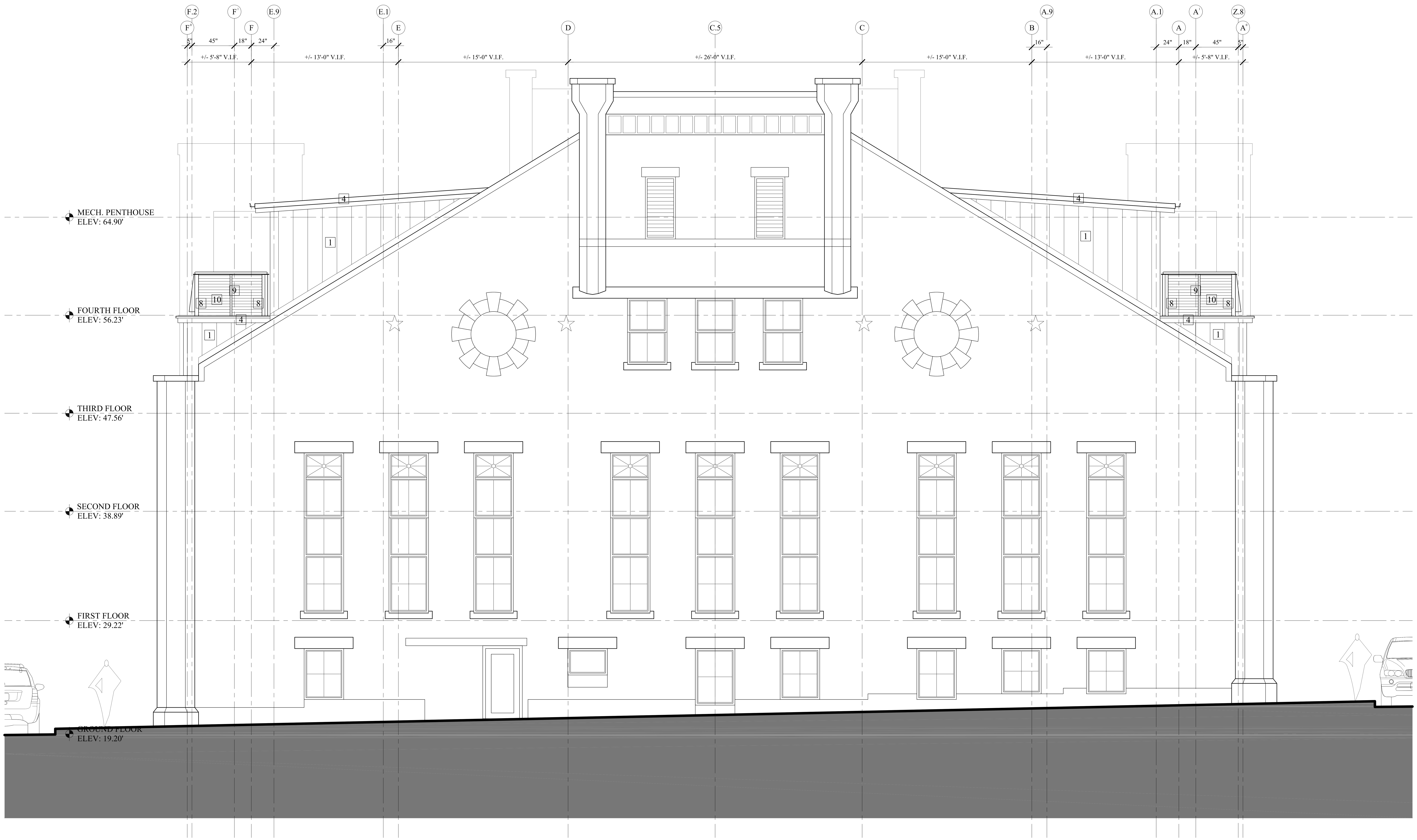
09 OF 24

A-2.3



ENLARGED FORE STREET ELEVATION

SCALE: 1/4" = 1'-0"

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ENLARGED ELEVATION

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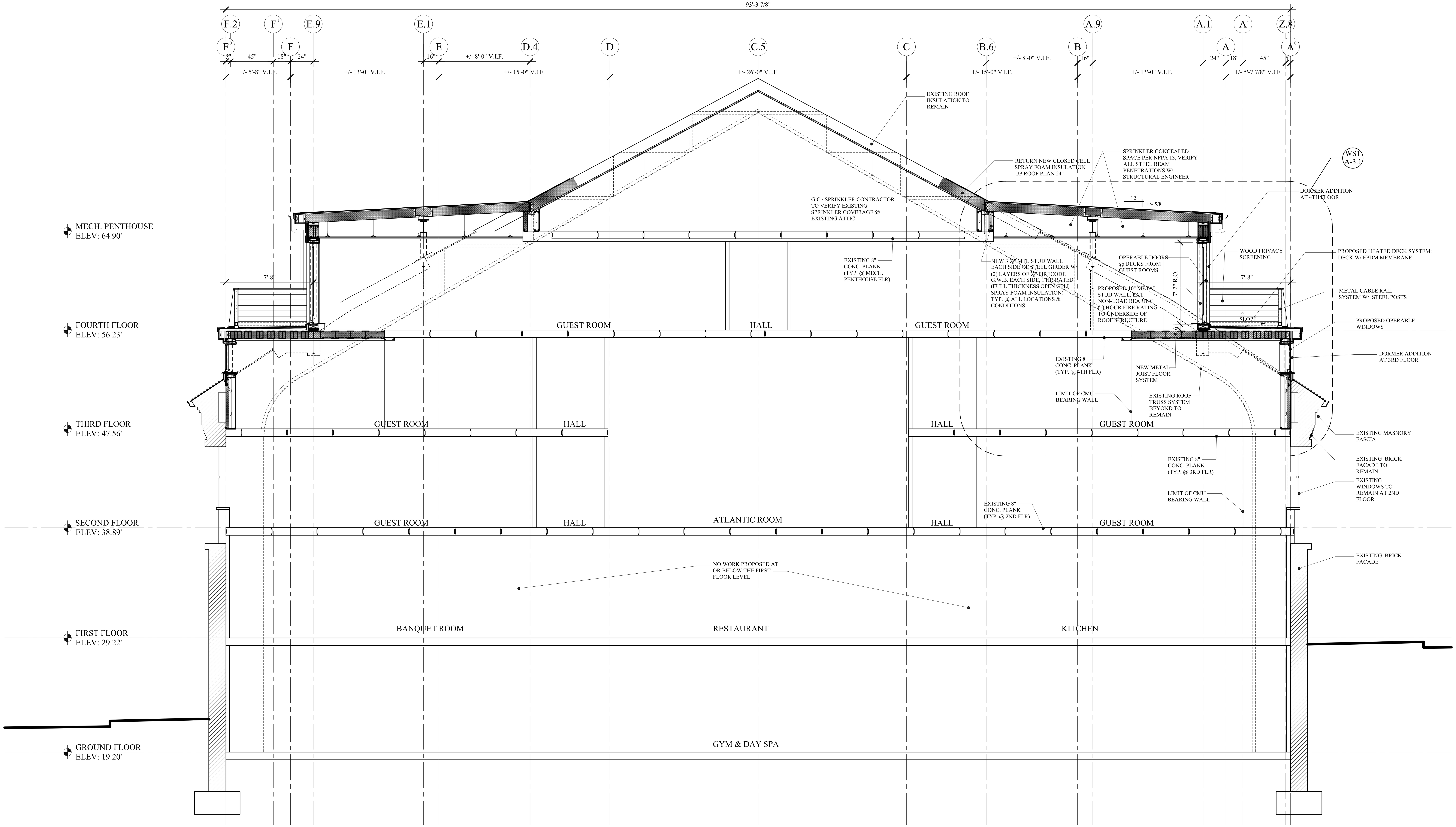
CHECK BY	MLM

A-2.4



A-1
A-1.0
BUILDING SECTION
SCALE: 1/4" = 1'-0"

NOTE:
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No. 2737

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RENOVATION & ADDITION:
PORTLAND REGENCY
DORMER ADDITION
20 MILK STREET - PORTLAND, MAINE

BUILDING SECTIONS

REVISIONS
DATE
02.24.2011
PROJECT
130 E. PROM
DRAWN BY
MRP
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MLM

A-3.0

NOTE:
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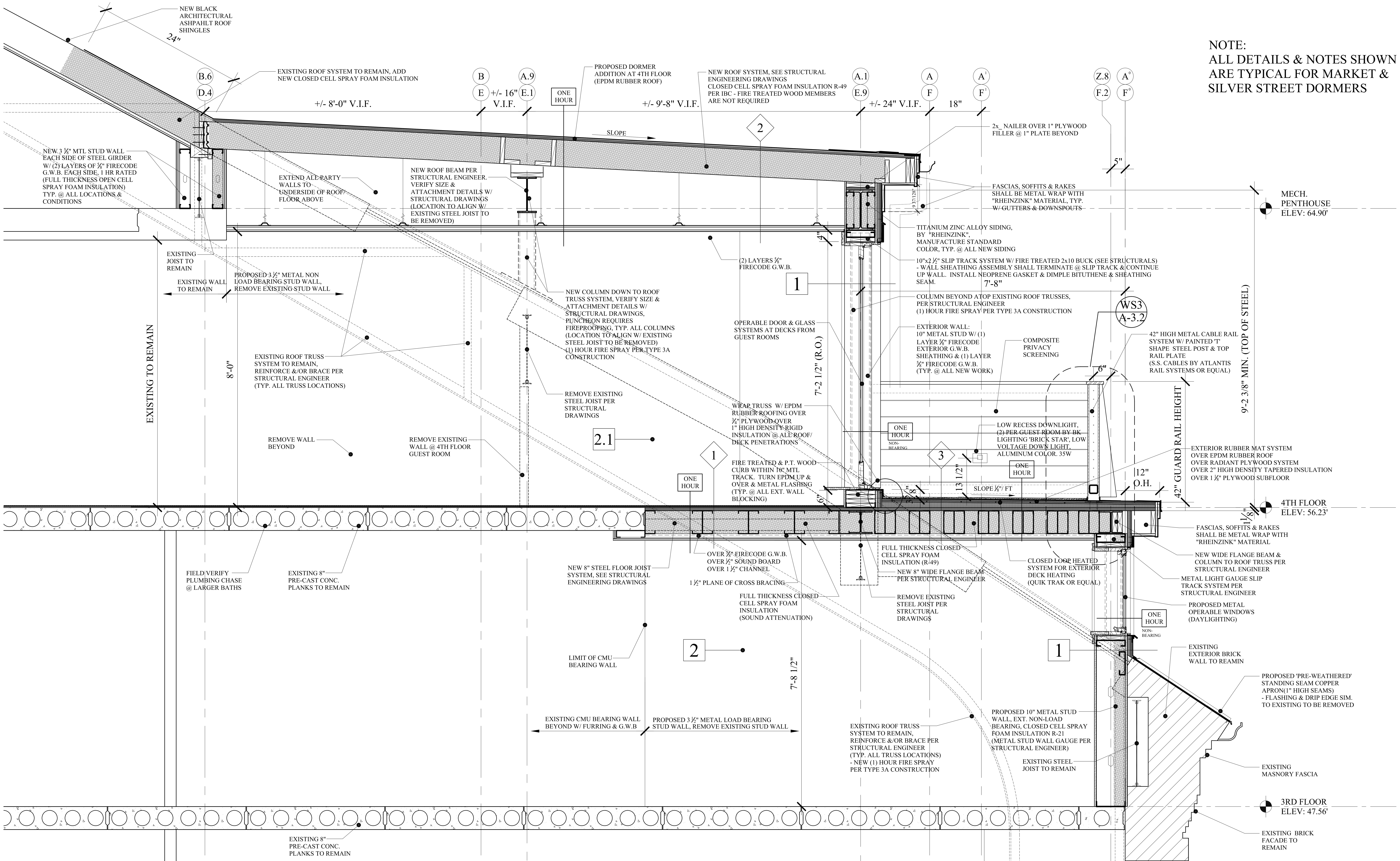

WS1 A-3.0 BUILDING SECTION
SCALE: 3/4" = 1'-0"

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RENOVATION & ADDITION:
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20 MILK STREET - PORTLAND, MAINE

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PROJECT	130 E. PROM
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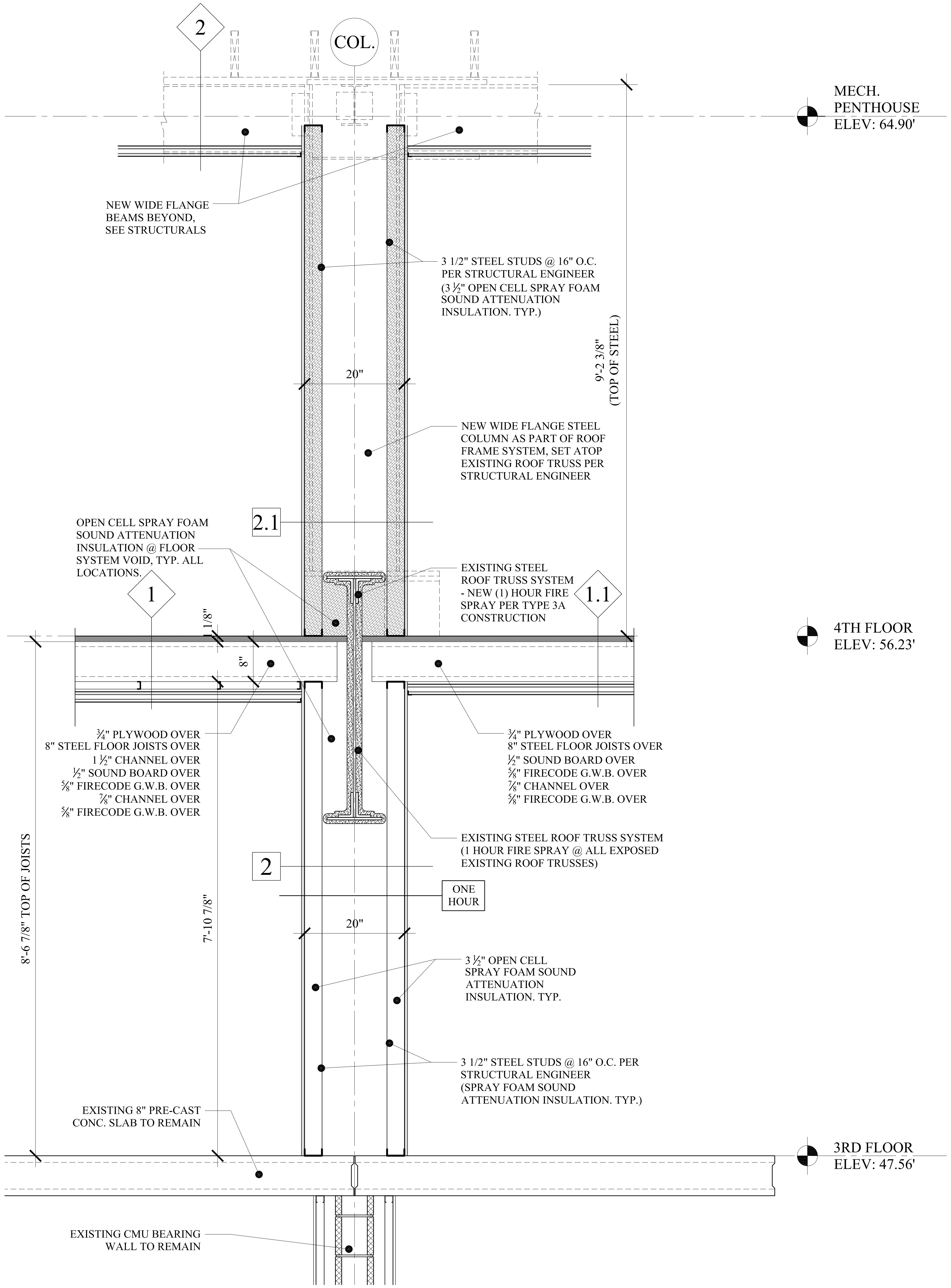
A-3.1



WS2 A-1.0 BUILDING SECTION
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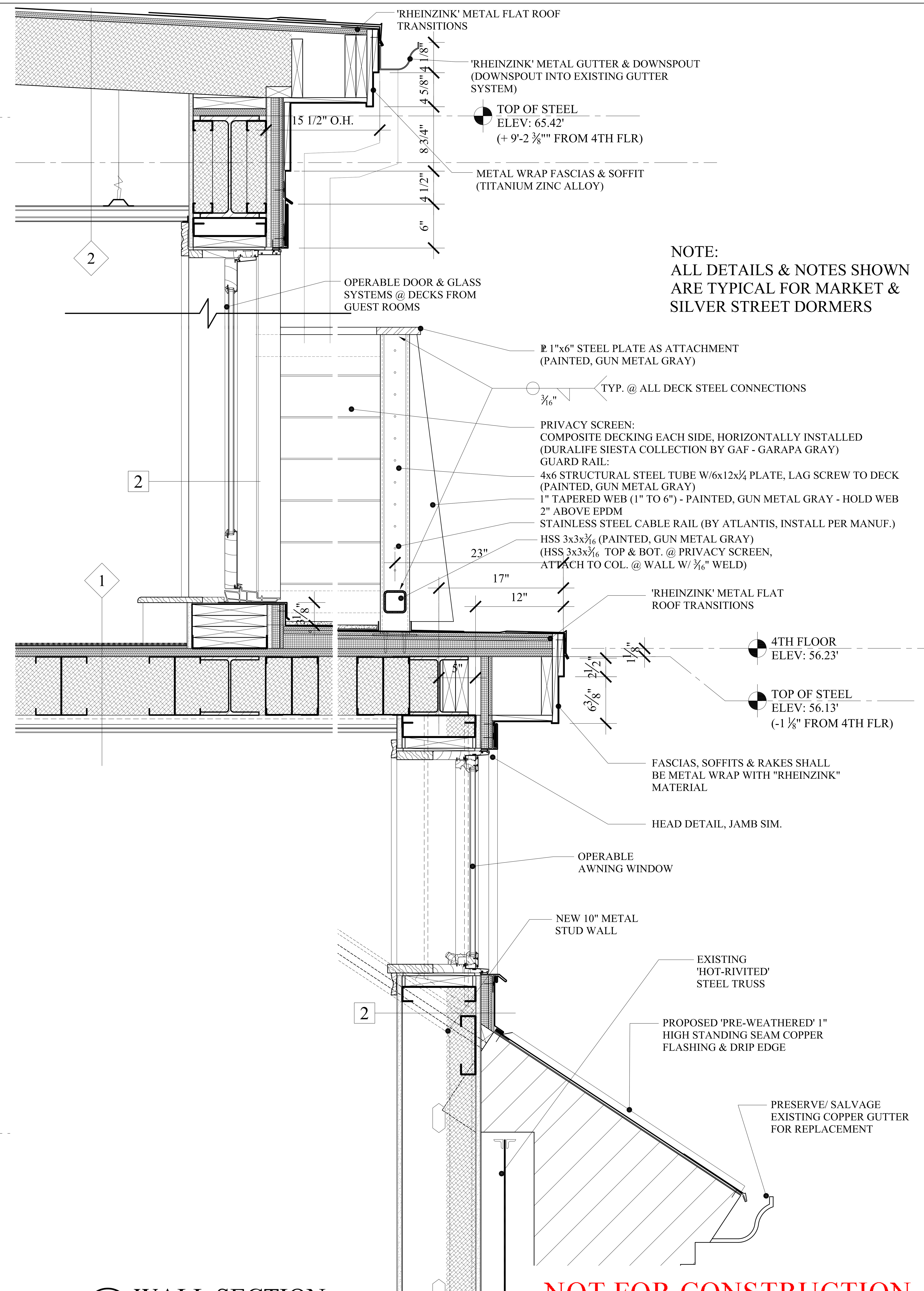

NOTE:
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WS3 A-1.0 WALL SECTION
SCALE: 1" = 1'-0"

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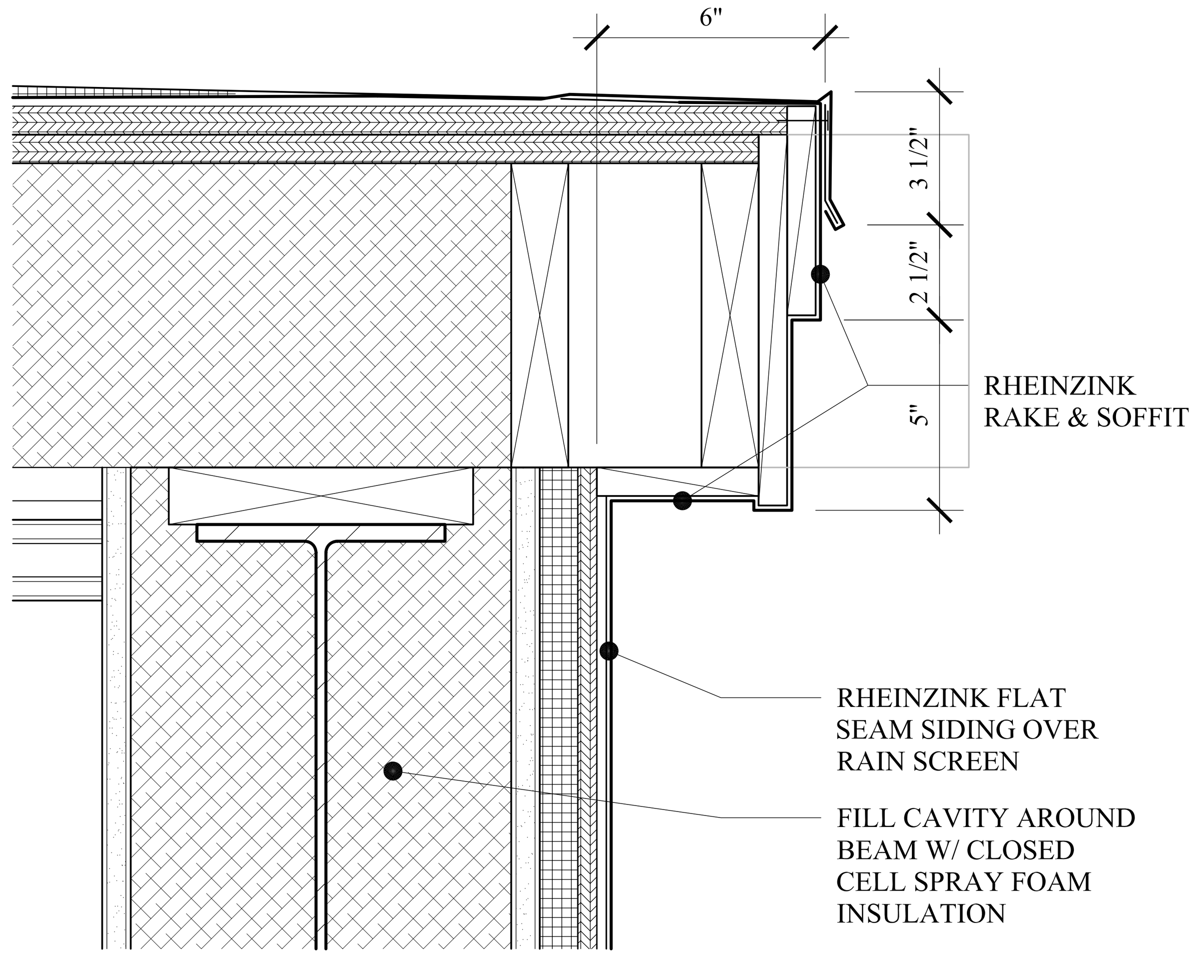
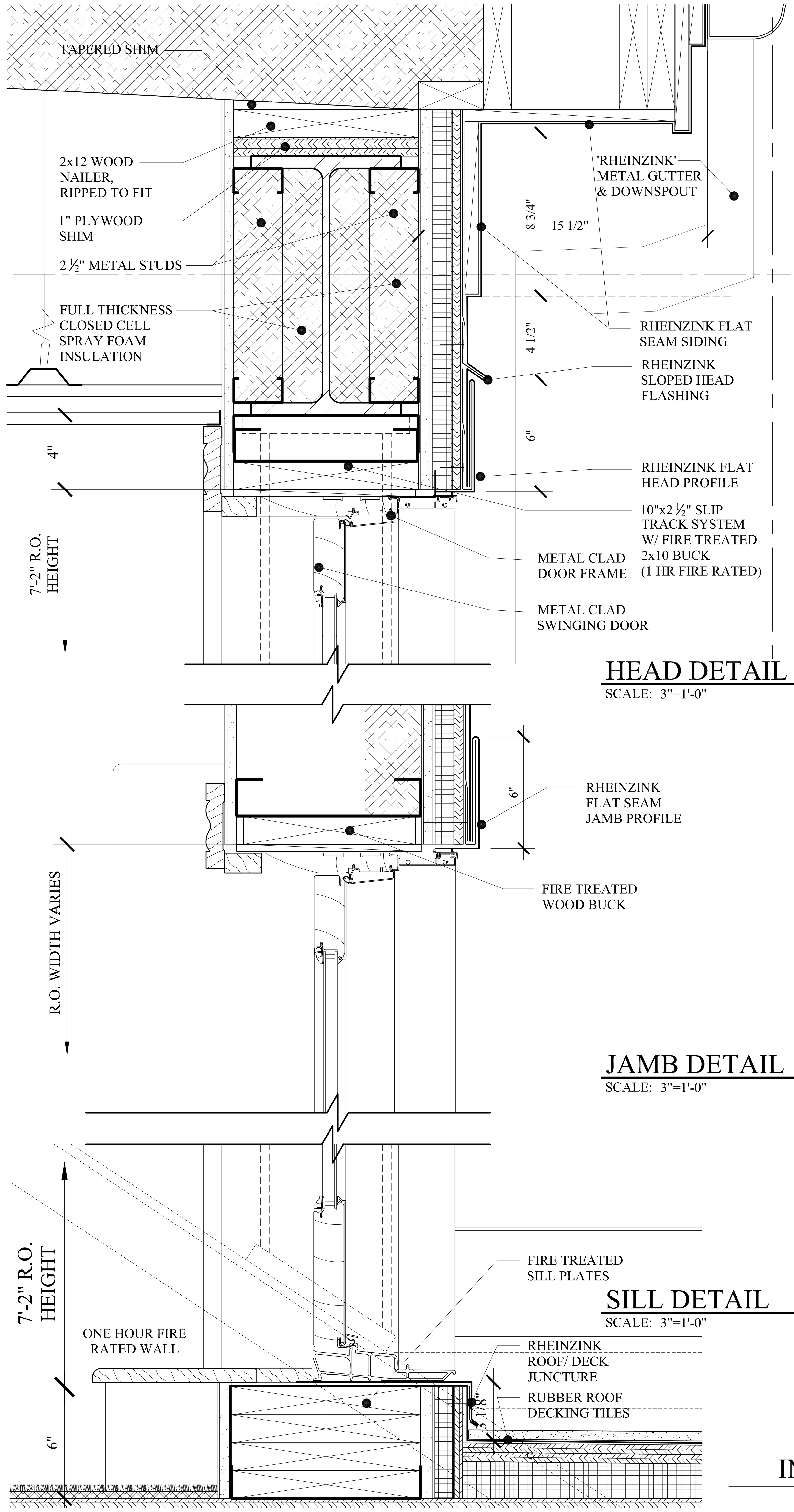
A-3.2



RAKE DETAIL

SCALE: 3"=1'-0"



HEAD DETAIL

SCALE: 3"=1'-0" DOOR

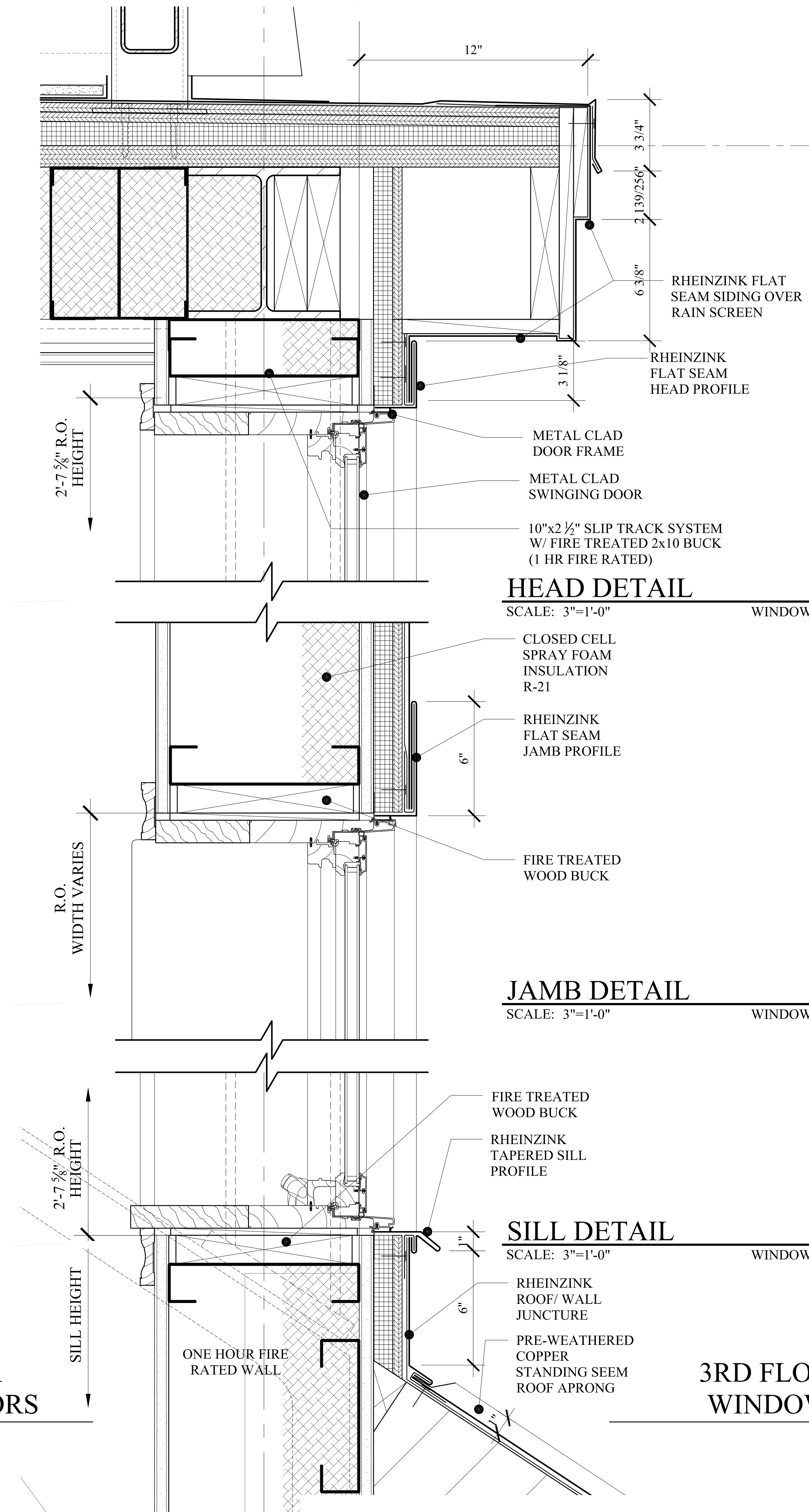
JAMB DETAIL

SCALE: 3"=1'-0" DOOR

SILL DETAIL

SCALE: 3"=1'-0" DOOR

4TH FLOOR INSWING DOORS



HEAD DETAIL

SCALE: 3"=1'-0" WINDOW

JAMB DETAIL

SCALE: 3"=1'-0" WINDOW

SILL DETAIL

SCALE: 3"=1'-0" WINDOW

3RD FLOOR WINDOWS

NOTE:
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20 MILK STREET - PORTLAND, MAINE

BUILDING SECTIONS

REVISIONS

DATE 02.24.2011

PROJECT 130 E. PROM

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A-3.3

GENERAL NOTES:

1. The notes on the drawings are not intended to replace specifications. in addition to general notes. See specifications for requirements
2. Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and site drawings. Consult, openings, chases, inserts, reglets, sleeves, depressions, and other details not shown on structural drawings.
3. All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected part of the work.
4. Do not scale plans.
5. Sections and details shown on any structural drawings shall be considered typical for similar conditions.
6. All propietary products shall be installed in accordance with the manufacturers written instructions.
7. The structure is designed to be self supporting and stable after the erection is complete. It is the contractor's sole responsibility to determine erection procedures and sequencing to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting temporary bracing, guys or tiedowns. Such material shall remain the property of the contractor after completion of the project.
8. All applicable federal, state, and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

DESIGN LOADS:

1. Building code: IBC (2009) International Building Code.
2. Design Live Loads:
   Roof .... 45 psf + drift
   Dwelling Unit Floors .... 40 psf
3. Design wind loads are based on exposure C using 100 mph basic wind speed.
4. Seismic Design per IBC 2009.

STRUCTURAL STEEL NOTES:

1. Structural steel fabrication, erection, and connection design shall conform to AISC "Specification for the design, fabrication, and erection of structural steel"–Ninth edition.
2. Structural steel:
   a) Structural steel shall conform to ASTM A–36.
   b) Structural tubing shall conform to ASTM A–500 GR–B
   c) Structural pipe shall conform to ASTM A–53, TYPE E OR S
3. Design connections for the reactions shown on the drawings or the maximum end reaction that can be produced by a laterally supported uniformly loaded beam for each given beam size and span.
4. Field connections shall be bolted using 3/4" diameter ASTM A325 high strength bolts except where field welding is indicated on the drawings.
5. All welding shall conform to AWS D1.1–Latest edition. Welding electrodes shall be E70XX.

MASONRY NOTES:

1. All hollow load bearing concrete masonry units shall be ASTM C90 grade N, type I standard weight standard blocks including stretchers & corner blocks unless noted otherwise.
2. All load bearing concrete masonry units shall conform ASTM C90 grade N, type I standard weight standard blocks including stretchers & corner blocks.
3. Masonry prism strength (f'm) shall be 1,500 psi.
4. Mortar shall conform to ASTM Specification C270, type M or S.
5. Concrete masonry units shall be laid in running bond.
6. Wall penetrations shall be coordinated with the Architect, Owners and vendors/designers.
7. Provide joint reinforcing per drawings & specifications in all concrete masonry unit construction.
8. All masonry reinforcement shall be spliced 48 bar diameters.
9. Reinforcing bars shall conform to ASTM A615 grade 60 deformed bars and shall be detailed, fabricated and placed in accordance with ACI 315–Latest Edition.
10. Masonry walls which support structural members shall have cells grouted solid full height under bearing with 2–#6 minimum vertical reinforcing bar in each cell UNO on plan.
11. Bond beams shall be filled with grout capable of achieving 3000 psi compressive strength at 28 days. Reinforcing shall be supported prior to placing concrete to provide a minimum 1/2" clearance around all bars.
12. Cells of masonry units containing vertical reinforcing shall be filled with grout Unless otherwise noted. Maximum grout lift without cleanouts and inspection shall be 4'–0". Support all vertical bars in units as shown on the drawings.
13. Provide steel lintels for all masonry openings unless cmu lintel is indicated. Refer to lintel schedule for lintel sizes. All lintels used in exterior masonry walls shall be hot dipped galvanized.

TIMBER FRAMING:

1. All Timber framing shall be in accordance with the AITC timber construction manual or the national design specification (NDS) – latest edition
2. Individual timber framing members shall be visually graded, minimum grade #2 Spruce–Pine–Fir (SPF), kiln dried to 19% maximum moisture content.
3. Pressure treated lumber shall be used where wood is in contact with ground,concrete or masonry. Timber shall be southern yellow pine treated with CCA to 0.4 #/CF in accordance with AWPA C–18.
4. Metal connectors shall be used at all timber to timber connections or as noted on the design drawings.
5. Provide Simpson H2.5 hurricane anchors where timber framing and/or trusses bear on bearing wall and beams.
6. Nailing not specified shall conform with IBC 2003.
7. Provide ½" thick APA rated exterior wall sheathing fastened w/ 10d nails @ 4" o.c. at panel edges and 6" o.c. intermediate. Lap sheathing 1'–0" minimum over existing structure (Where applicable).
8. Provide ⅝" thick APA rated roof sheathing fastened w/ 10d nails @ 6" o.c. at panel edges and intermediate.
9. Provide 1 ⅛" thick APA rated floor sheathing fastened w/ construction adhesive and 10d ring shank nails @ 6" o.c. at panel edges and intermediate.

LIGHT GAGE METAL FRAMING:

1. Acceptable light gage Manufacturer: See Specifications
2. The extent of the work for the exterior metal stud wall system is detailed on the Architectural drawings. These notes shall be worked in conjunction with those drawings and the specifications.
3. The following specifications and publications shall be followed.
   a) American iron and steel institute cold form design manual, specification for the design of cold form steel structural members – latest edition.
   b) American society for testing and materials (ASTM).
   c) American institute of steel construction Manual of Steel Construction – 9TH Edition.
4. Fabrication of light gage steel shall conform with requirements of ASTM A446 with the following minimum yield points (Fy):
   a) 16 gage. and heavier – Fy = 50,000 psi (Grade D)
   b) 18 gage. – Fy = 33,000 Psi (Grade A)
   c) 20 gage. – Fy = 33,000 PSI (Grade A)
5. Manufacturer of studs, runners, tracks and other framing members shall comply with ASTM C955.
6. Framing components and accessories shall be galvanized per ASTM A525 minimum G60 coating.
7. Screws and other attachment devices shall have a protective coating equivalent to cadmium or zinc plating and shall comply with ASTM A165 Type NS. self tapping screws shall be of the minimum diameter as indicated on the design drawings for each specific attachment detail. Penetration through joined materials shall not be less than three exposed threads.
8. Standard steel shapes, plates, etc. shall conform to the material and finish specifications under Division 5.

EXTERIOR CURTAIN WALLS:

1. Provide channel shaped studs, joists, runners, tracks, blocking, clip angles, shoes, reinforcements, fasteners and other accessories recommended by the manufacturer for a complete framing system.
2. The exterior stud framing subcontractor shall submit shop drawings and design calculations as specified in the previous mentioned specifications and publications. These drawings shall illustrate the design of the steel stud exterior wall framing and sheathing including steel lintels and all necessary structural steel stiffening and bracing.
3. The exterior wall system shall be designed for a maximum allowable deflection, either horizontal or vertical, of 1/360 of the span in inches measured from point of attachment to structural steel or concrete including affect of studs only, not sheathing board or facing material. Refer to specifications for interior partition design criteria.
4. The design wind pressure shall be as indicated in the specifications.
5. Securely anchor studs in track to floor construction and overhead structure. Provide slip joints where nonbearing vertical studs meet floor or roof structural members allow for 1/2" of vertical live load deflection at slip joints. Do not install steel studs until all dead load has been applied to the structure.
6. Frame all openings larger than two feet with a minimum of double studs or as determined by the design submitted.
7. Welding of framing components will be permitted only where indicated on structural drawings or as approved by the Engineer of Record.
8. Field cutting of holes in steel framing members shall not be permitted.
9. Touch up all steel bared by welding with zinc rich paint.
10. Splices of axially loaded members shall not be permitted.
11. Wire tying of members is not permitted.
12. Complete bearing on supports shall be maintained for studs in axially loaded assemblies.

ABBREVIATIONS

@	AT
CONT.	CONTINUOUS
COL.	COLUMN
EXIST.	EXISTING
TYP.	TYPICAL
T/FLOOR	TOP OF FLOOR
STL.	STEEL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
O.C.	ON CENTER
MC	MOMENT CONNECTION
WP	WORK POINT
F.R	FIRE RETARDANT
O.H.	OPPOSITE HAND

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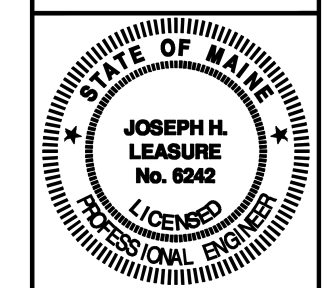

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drawn by: LAI
checked by: JHL
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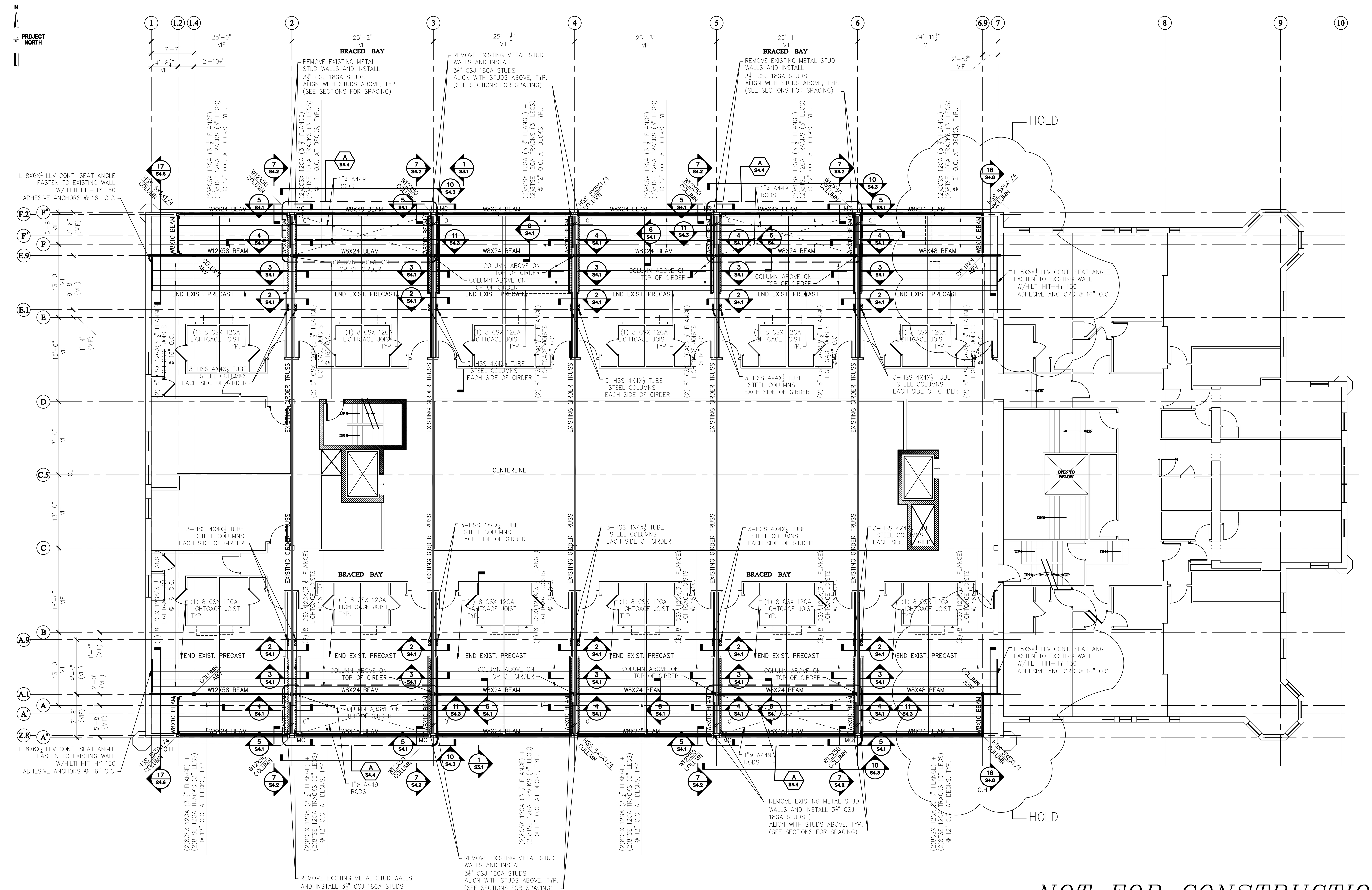
plot date: 10/3/11
project #: 2011–079

PORTLAND REGENCY

DORMER ADDITION
PORTLAND, MAINE
GENERAL NOTES

S1.1



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FOUTH FLOOR FRAMING PLAN

1/8" = 1'-0"

NOTES:

1. TOP OF STEEL ELEVATION = 56'-0" (TYP. U.O.N. ± XX'-XX")

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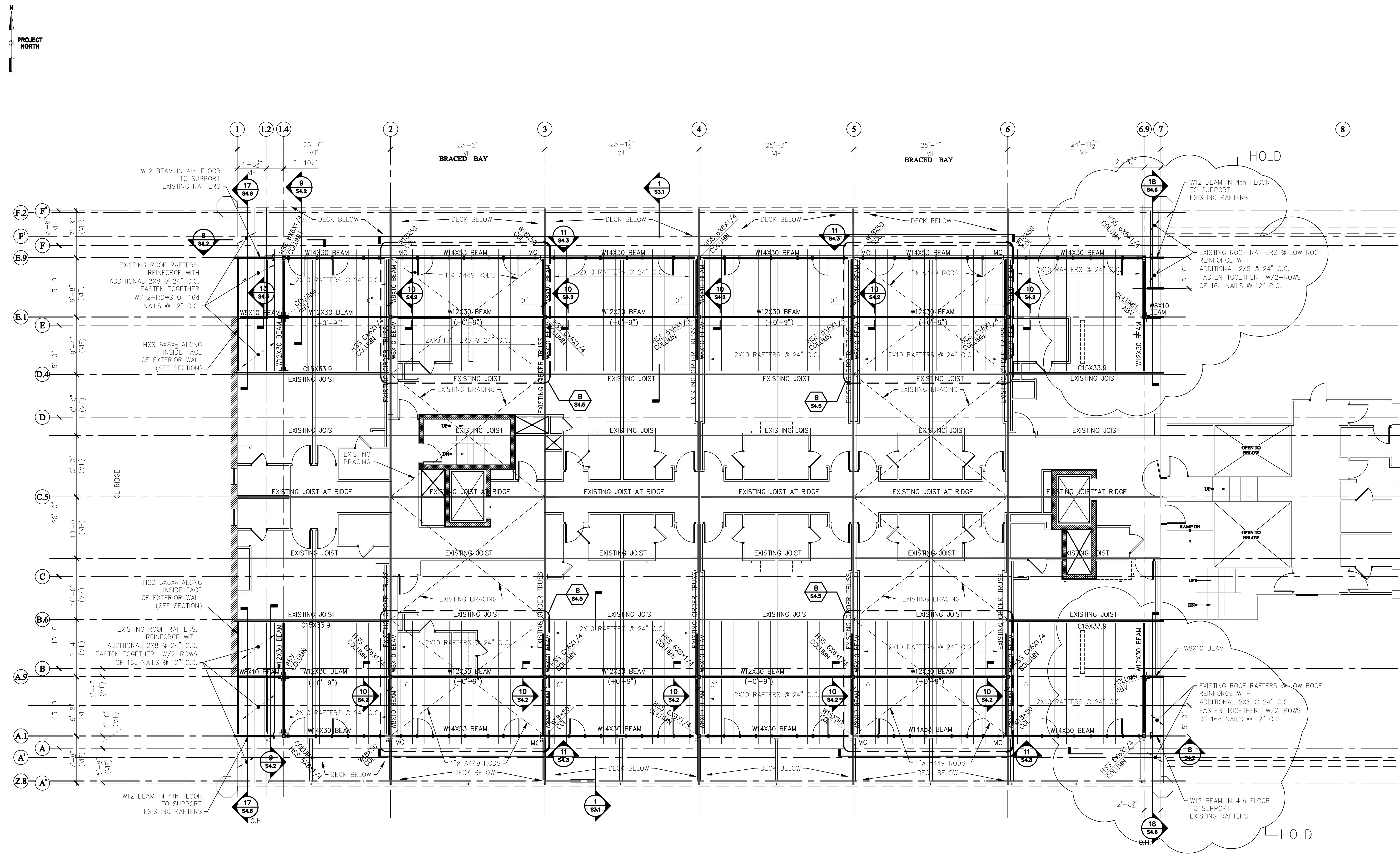
PORTLAND, MAINE

PARTIAL FOURTH FLOOR FRAMING PLAN

S2.1



ROOF FRAMING PLAN

1/8" = 1'-0"

NOTES:

1. TOP OF STEEL ELEVATION = 65'-1" (TYP. U.O.N. ± XX'-XX")

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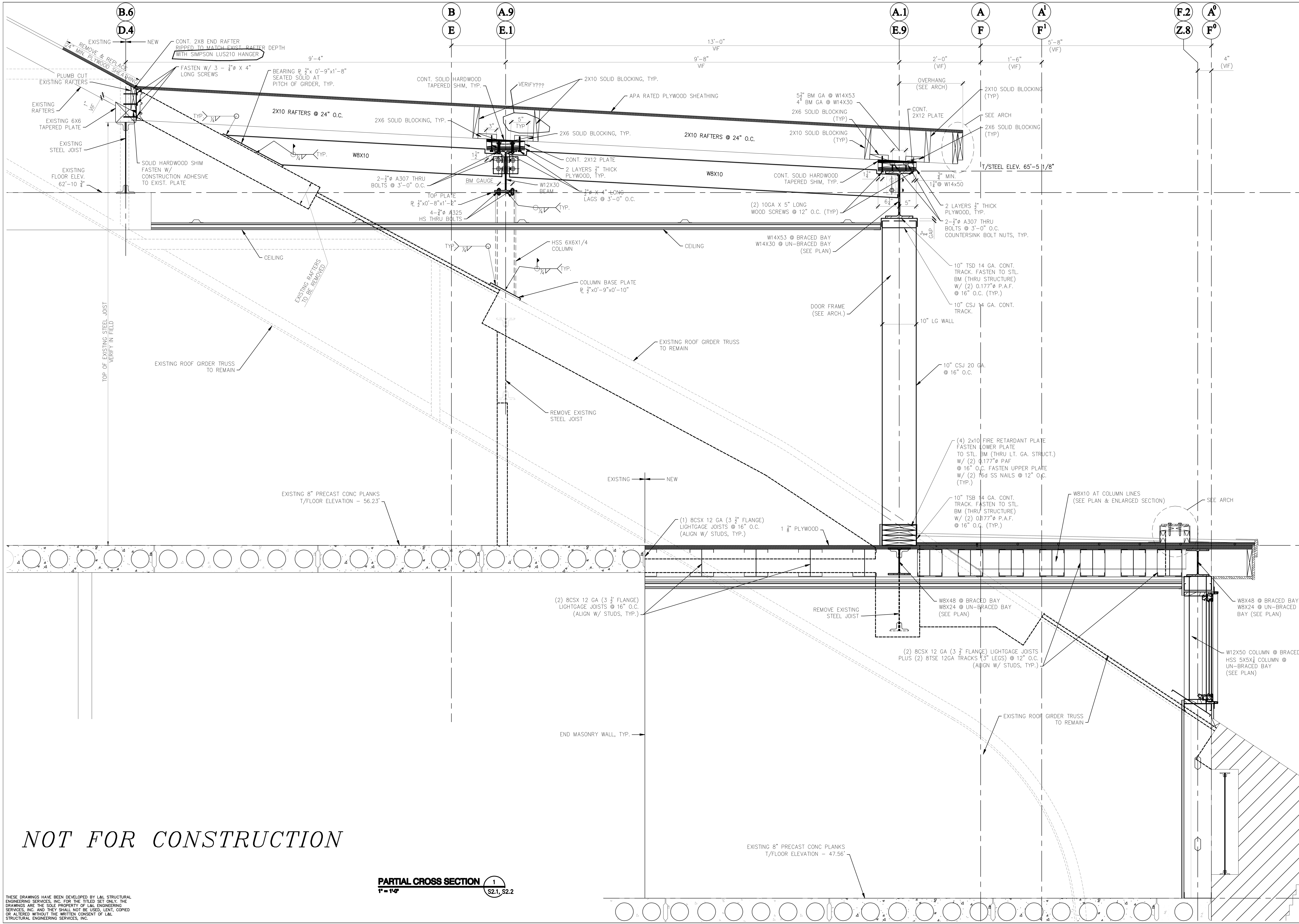
PORTLAND, MAINE

PARTIAL ROOF FRAMING PLAN

S2.2



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PARTIAL CROSS SECTION 1 / S2.1, S2.2
1" = 1'-0"

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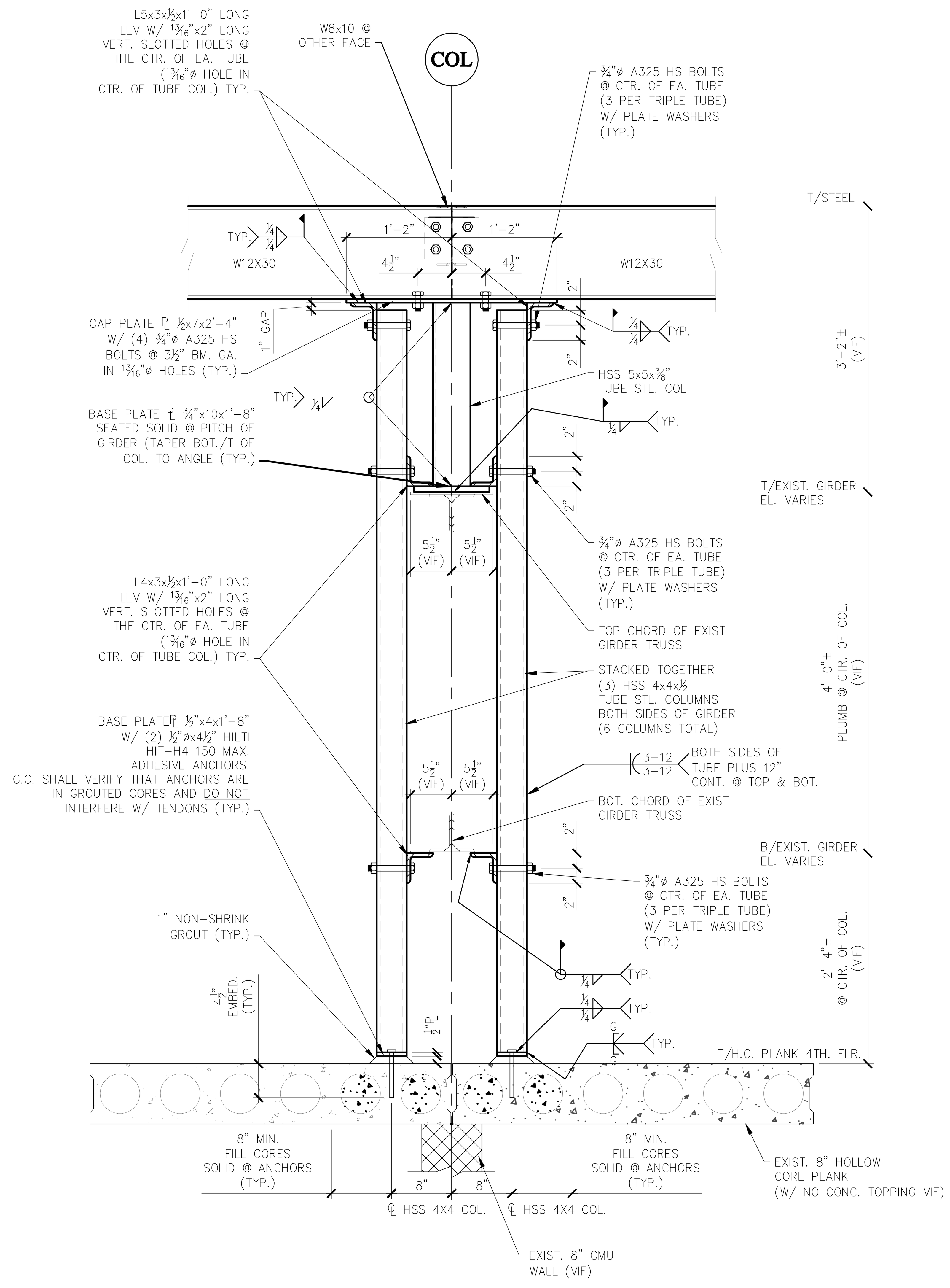
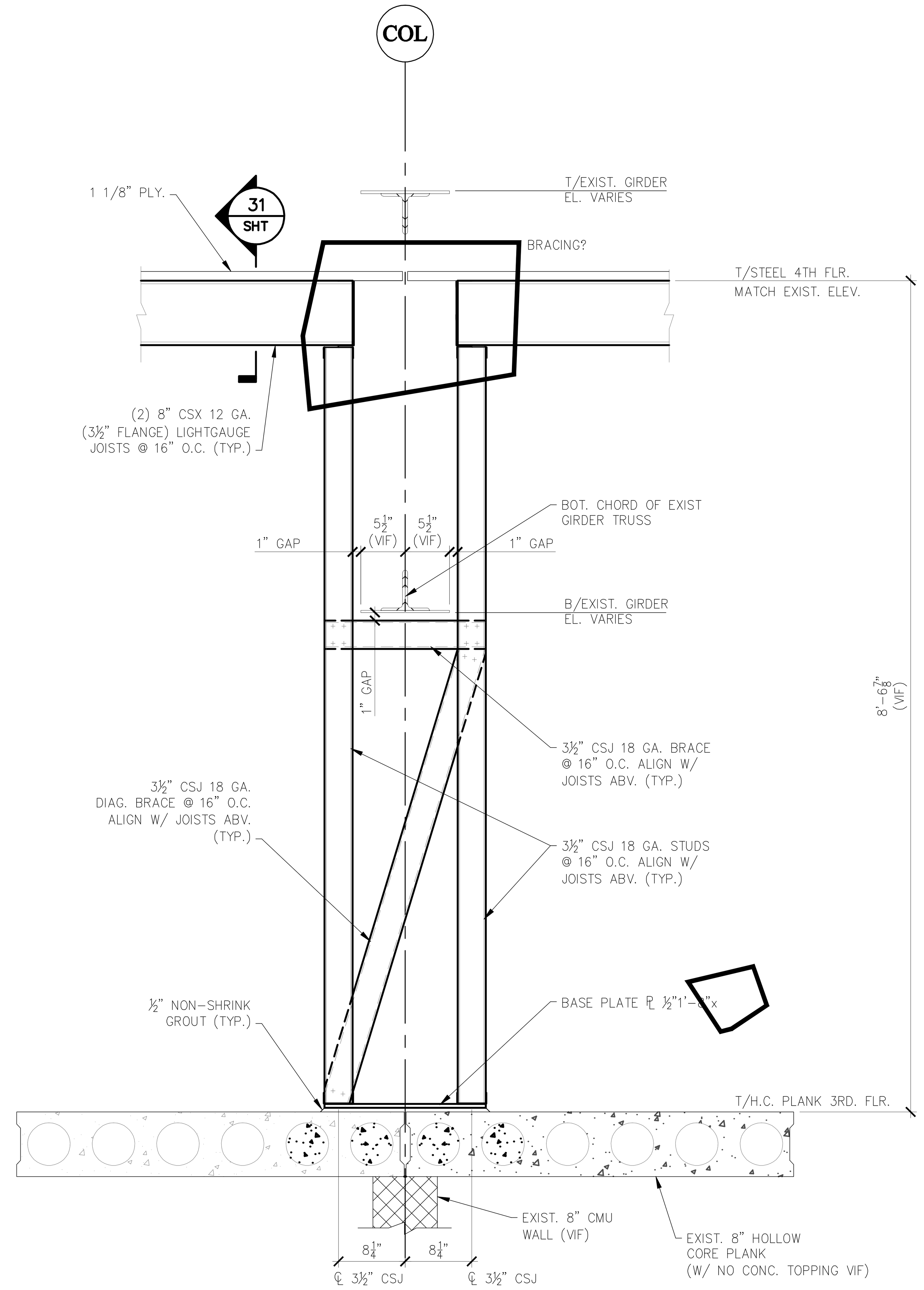
DORMER ADDITION
PORTLAND, MAINE

PARTIAL SECTION A

S3.1



SECTION 2
1" = 1'-0"
S2.1



SECTION 3
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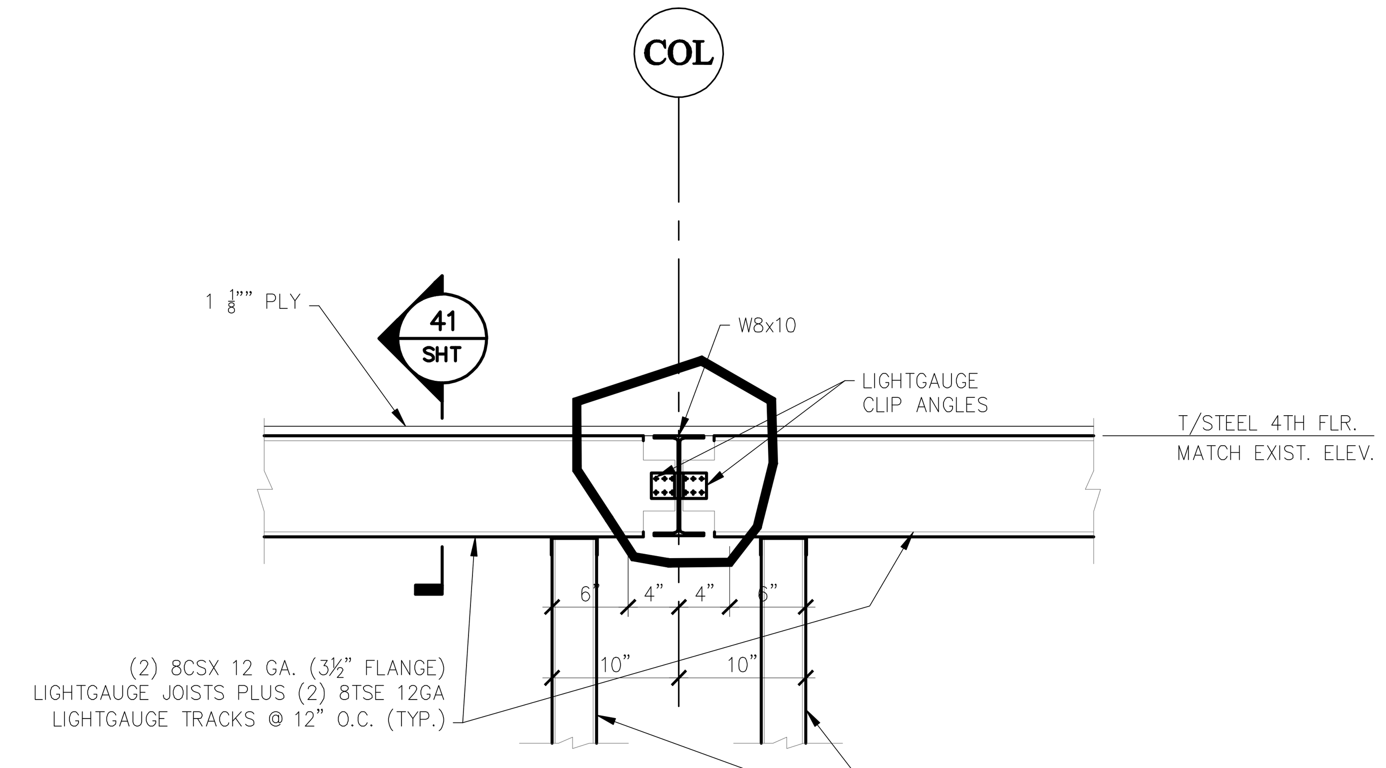
S2.1



SECTION 4
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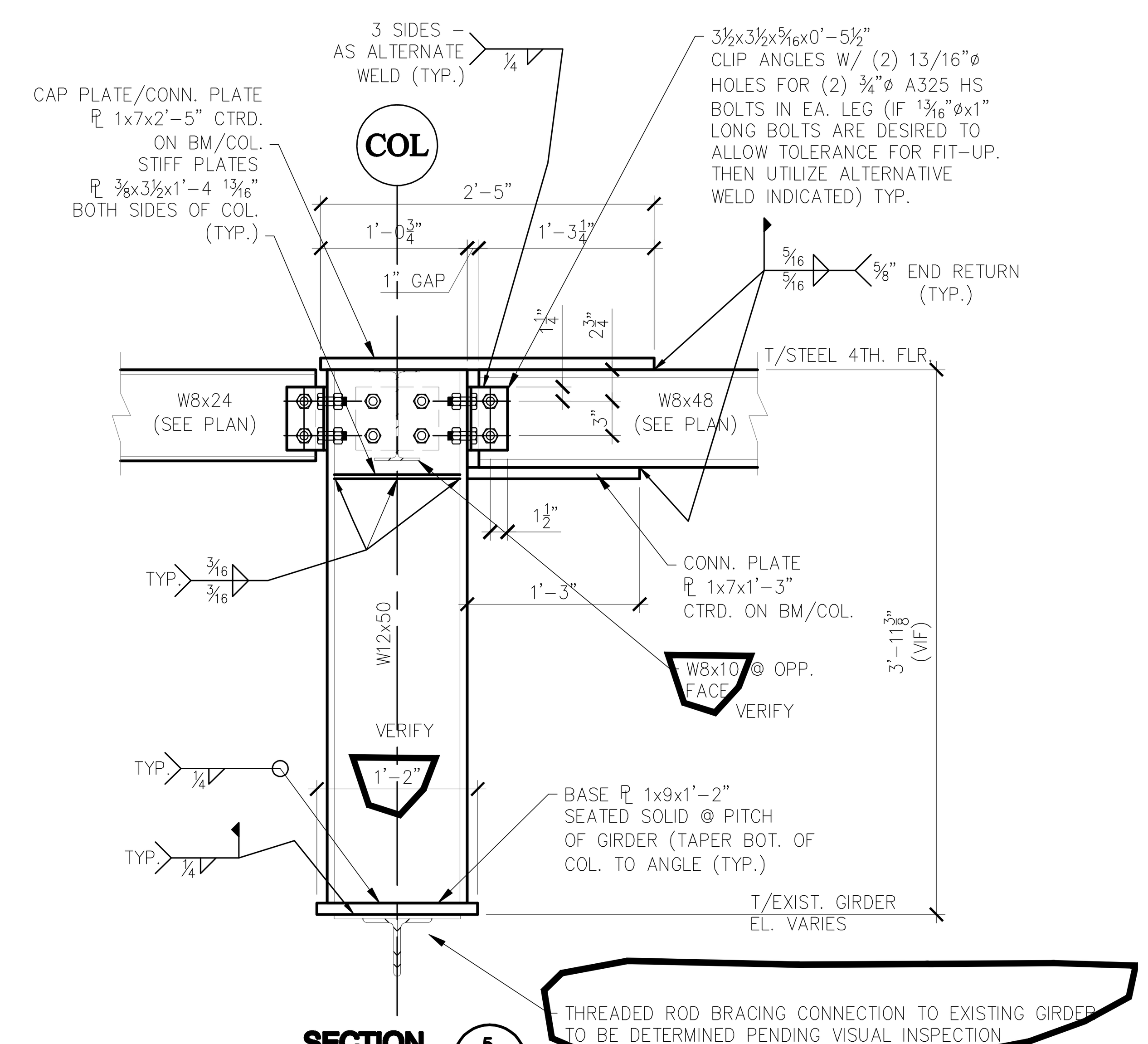
S2.1



SECTION 5
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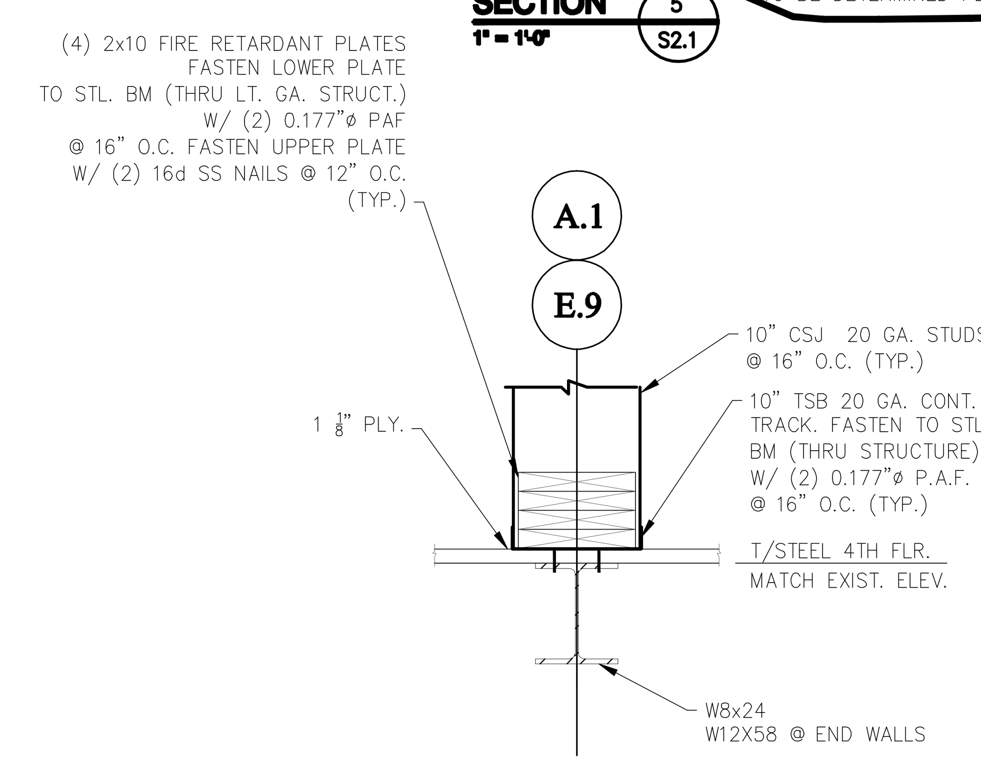
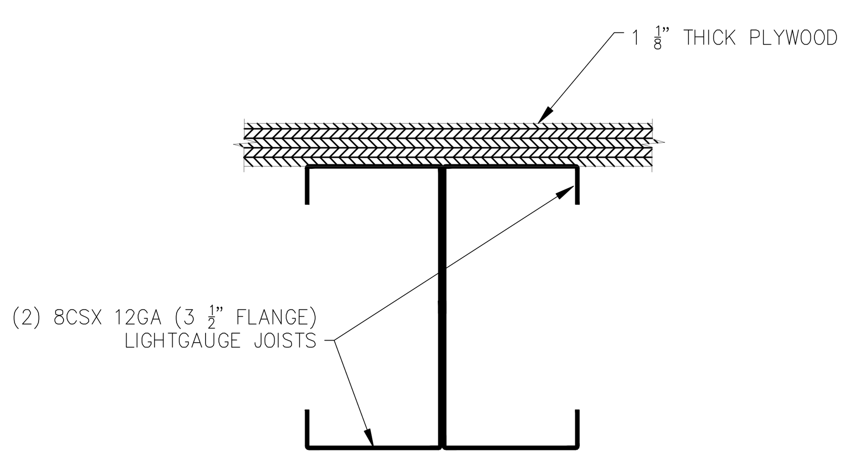
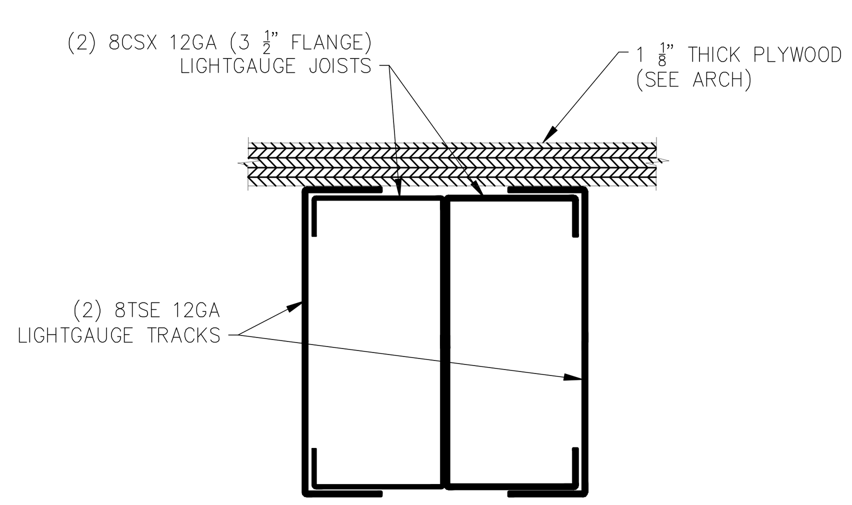
S2.1



SECTION 6
1" = 1'-0"
S2.1



SECTION 31
3" = 1'-0"
SHT



SECTION 41
3" = 1'-0"
SHT

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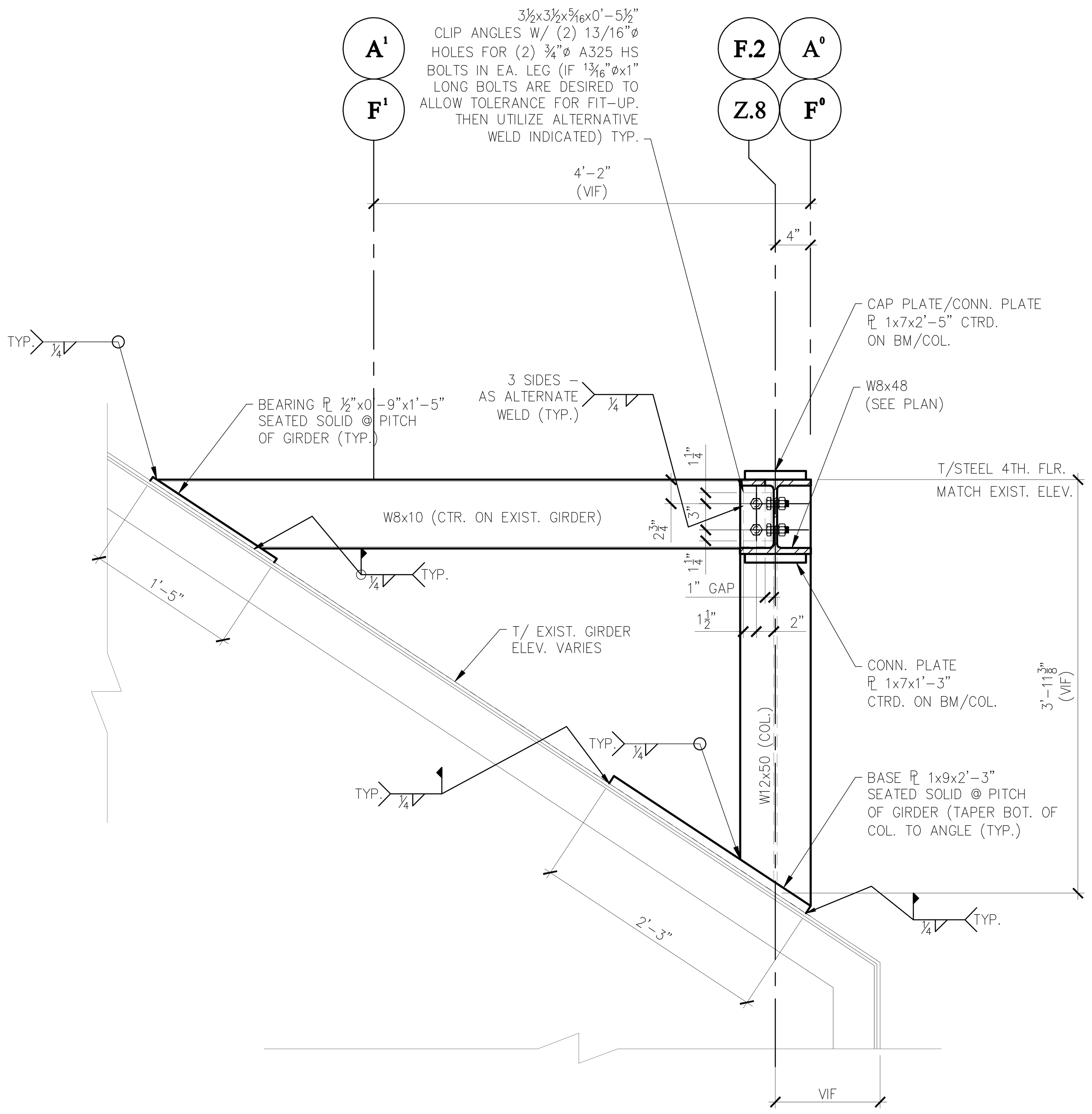
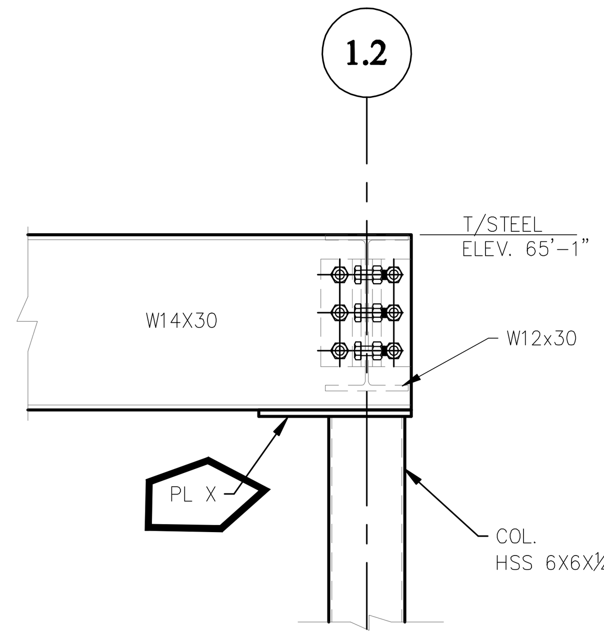
DORMER ADDITION
PORTLAND, MAINE

SECTIONS AND DETAILS

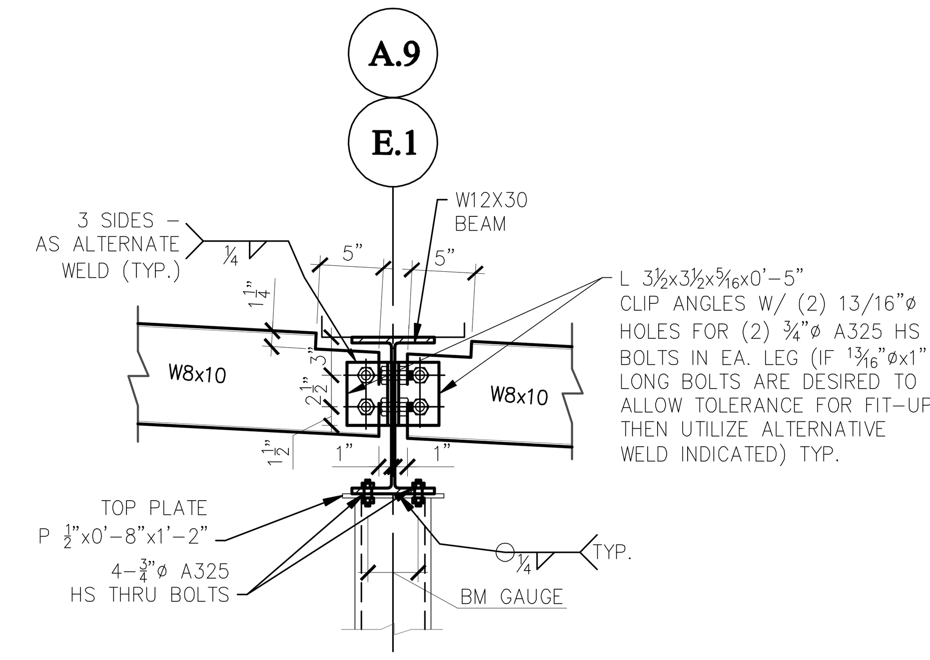
S4.1



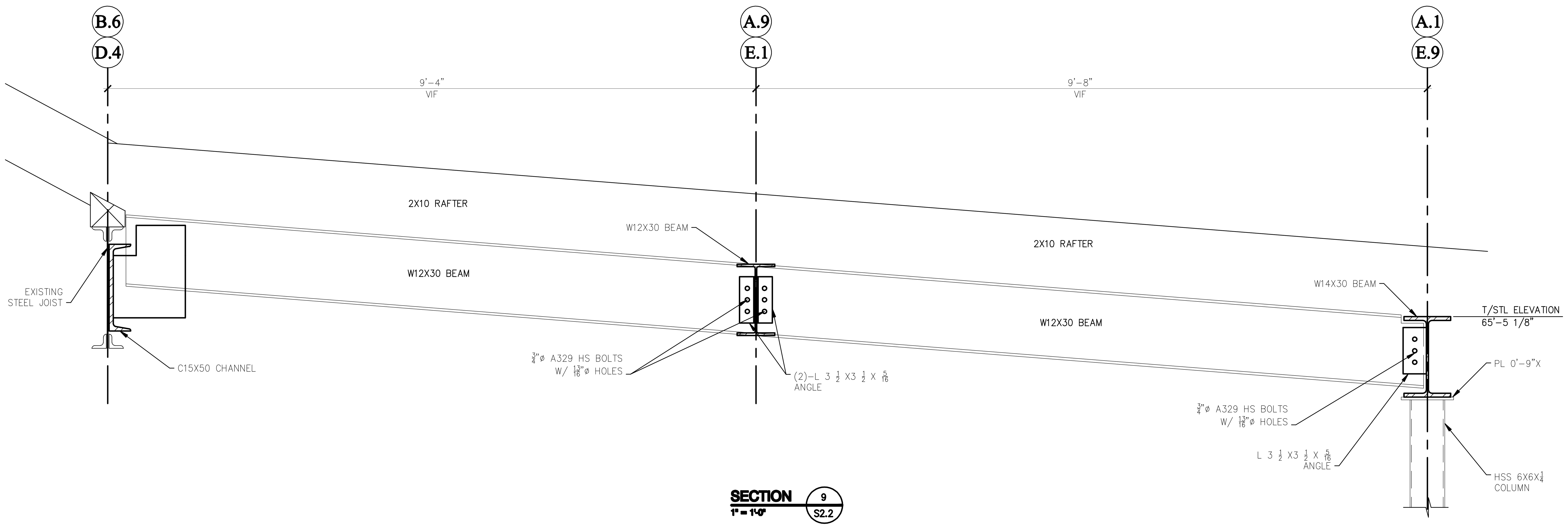
SECTION 7
1" = 1'-0" S2.1



SECTION 8
1" = 1'-0" S2.2



SECTION 10
1" = 1'-0" S2.2



SECTION 9
1" = 1'-0" S2.2

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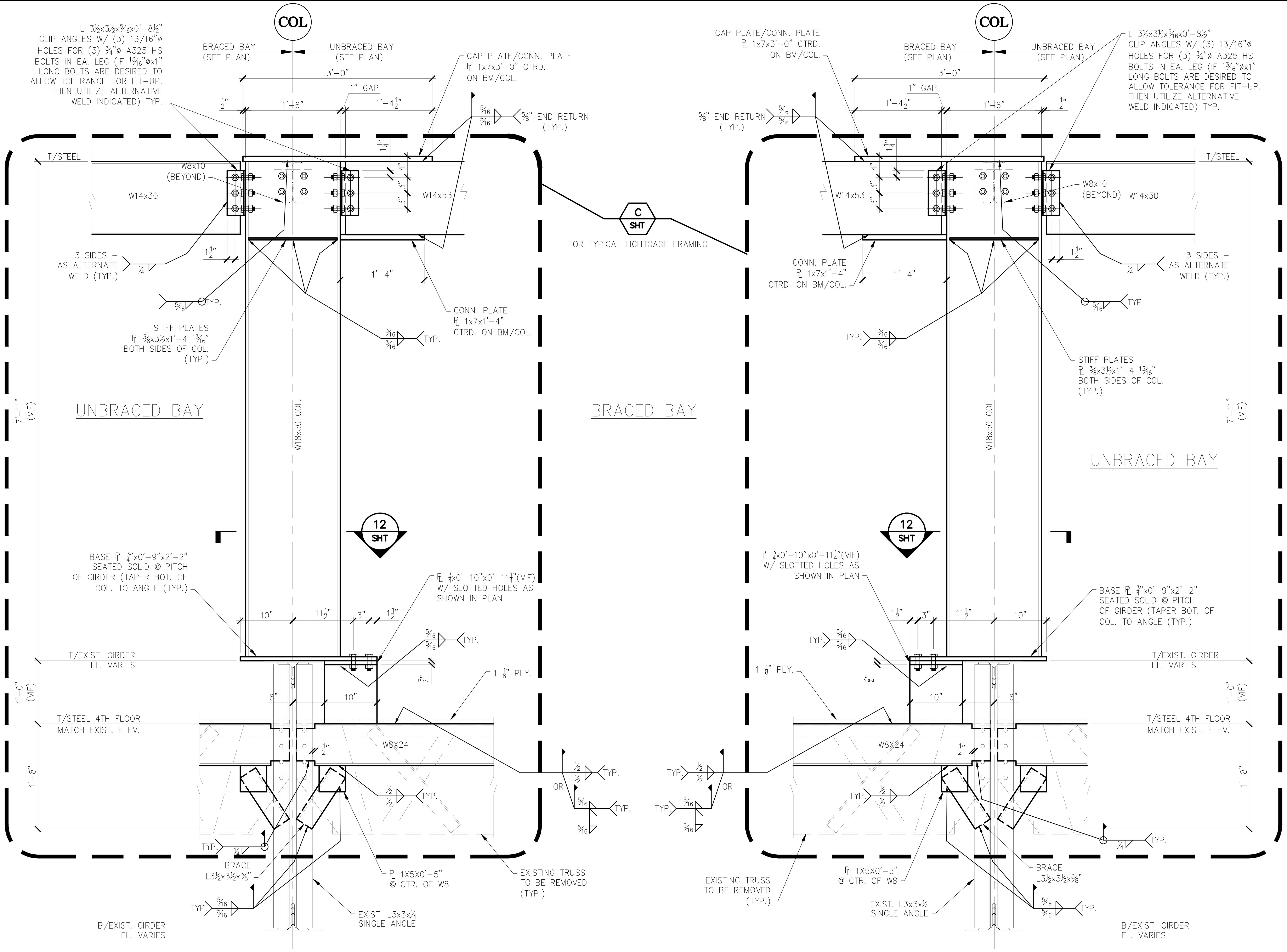
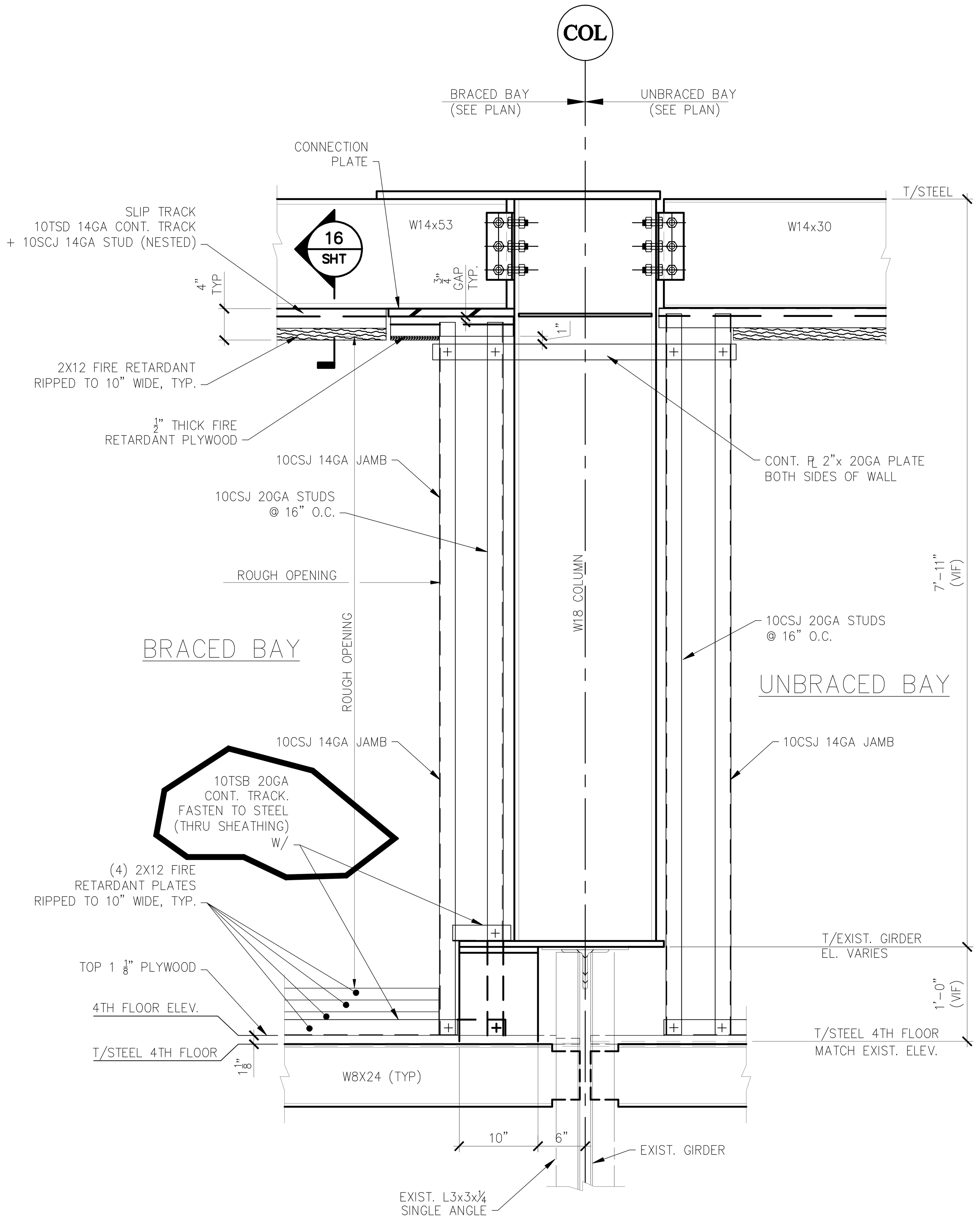
PORTLAND REGENCY
DORMER ADDITION
PORTLAND, MAINE
SECTIONS AND DETAILS

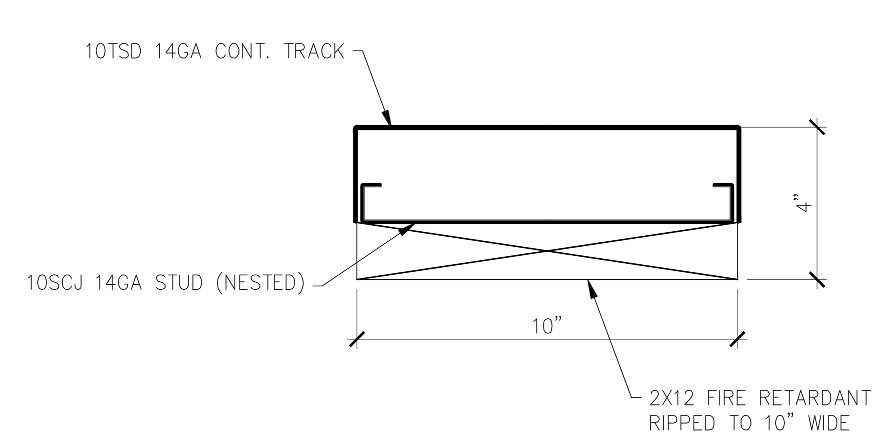
S4.2



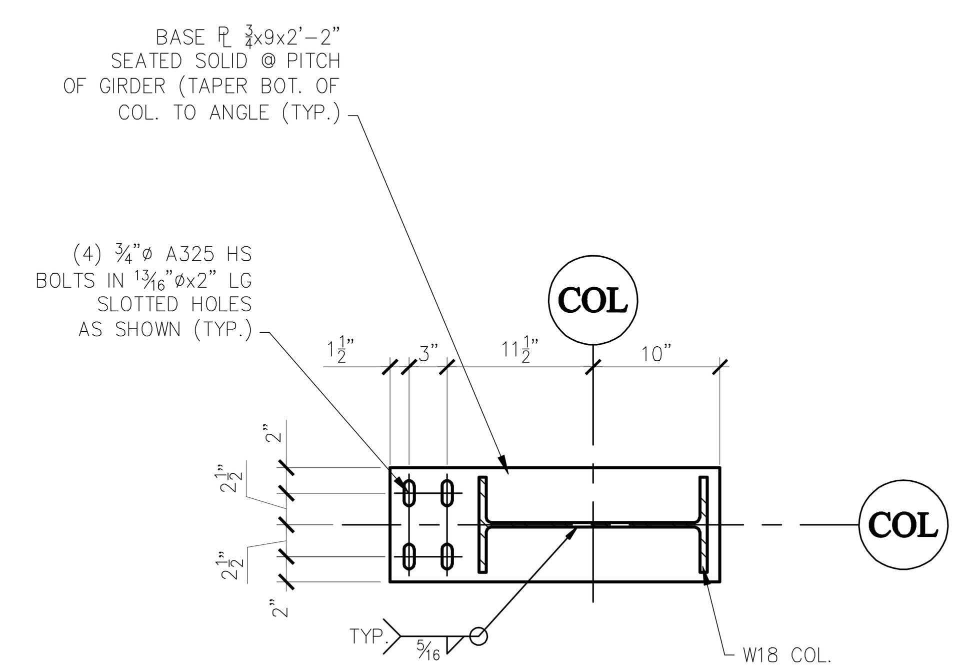
SECTION 11 S2.2
1" = 1'-0"



TYPICAL EXTERIOR LIGHTGAGE WALL FRAMING C SHT
1" = 1'-0"



SECTION 16 SHT
3" = 1'-0"



SECTION 12 SHT
1" = 1'-0"

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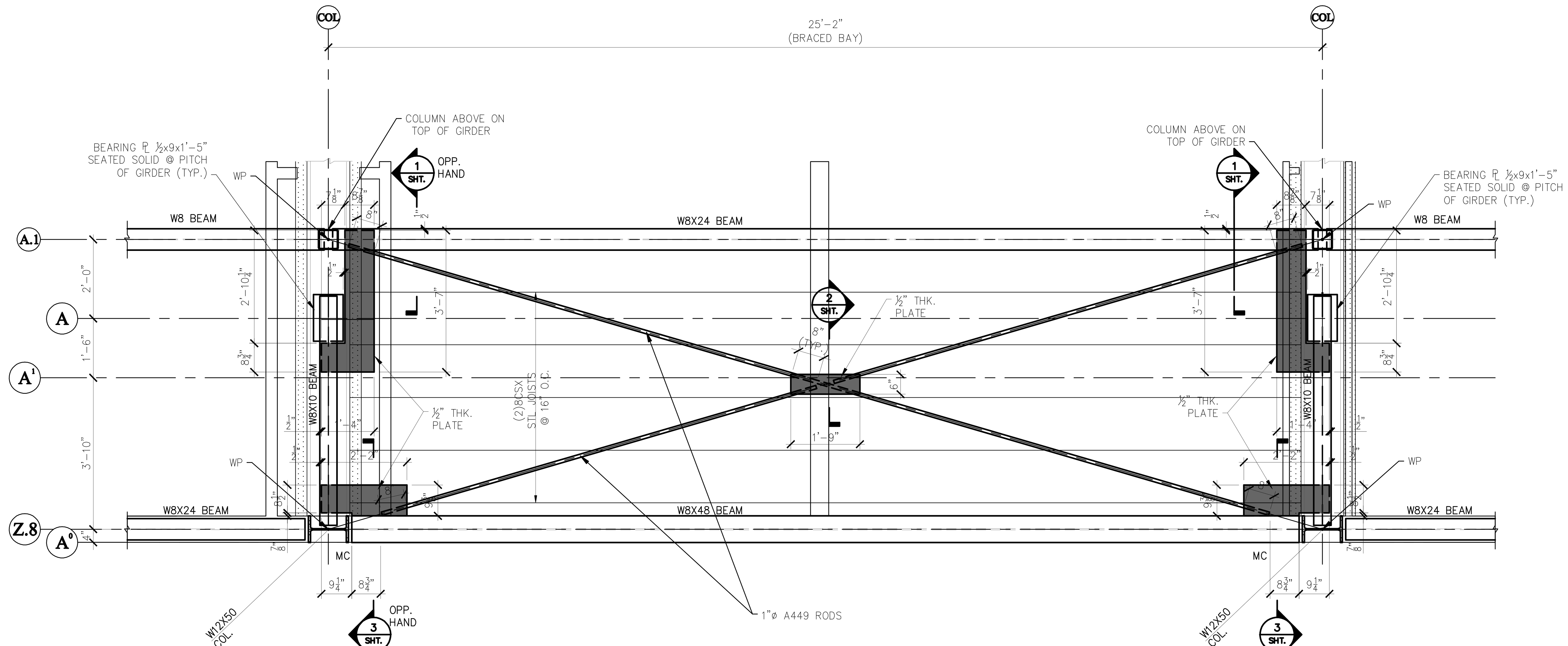
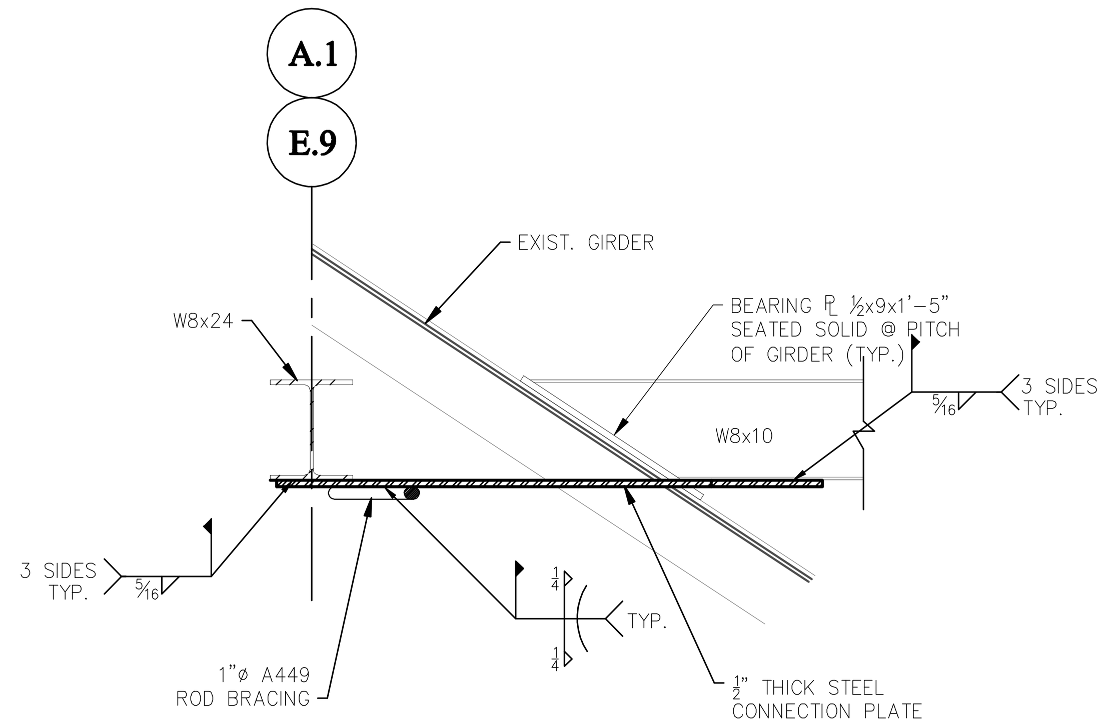
SECTIONS AND DETAILS

S4.3



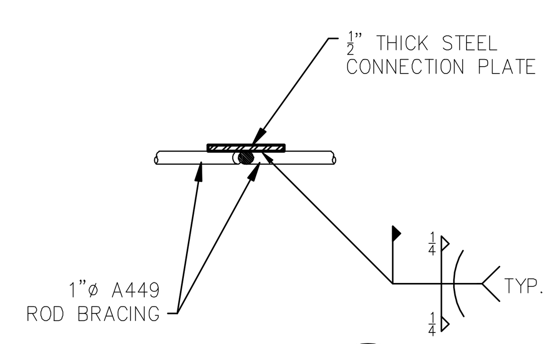
BRACED BAY - FOURTH FLOOR A / S2.1

1/8" = 1'-0"



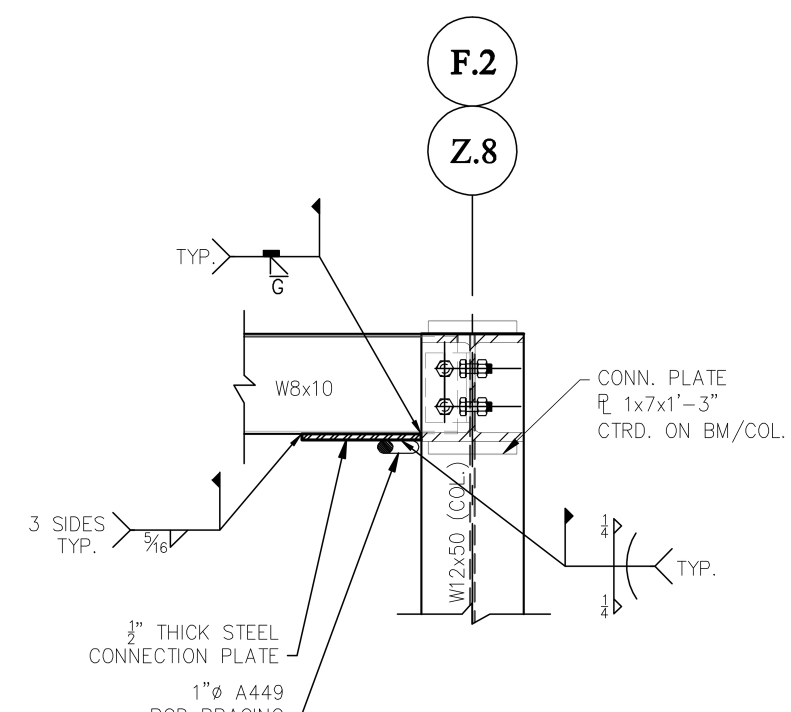
SECTION 1 / SHT

1" = 1'-0"



SECTION 2 / SHT

1" = 1'-0"



SECTION 3 / SHT

1" = 1'-0"

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FAX: (207) 799-5432

STATE OF MAINE
JOSEPH H. LEASURE
No. 8242
LICENSED
PROFESSIONAL ENGINEER

rev.	date	description	appr'd
A	10/3/11	ISSUED FOR PERMIT ONLY	

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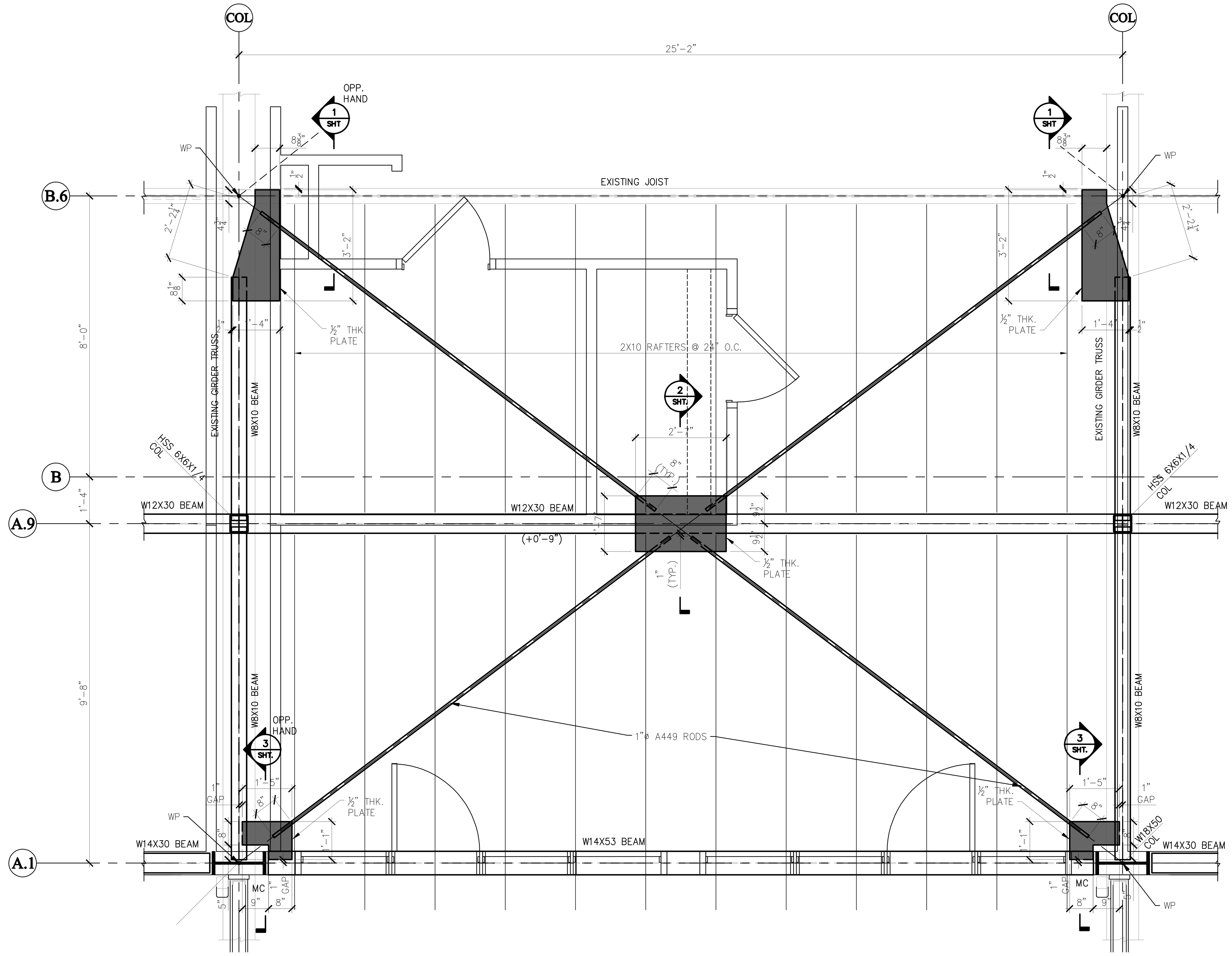
drawn by: LAI
checked by: JHL
scale: AS NOTED
date: 10/3/11
plot date: 10/3/11
project #: 2011-079

PORTLAND REGENCY

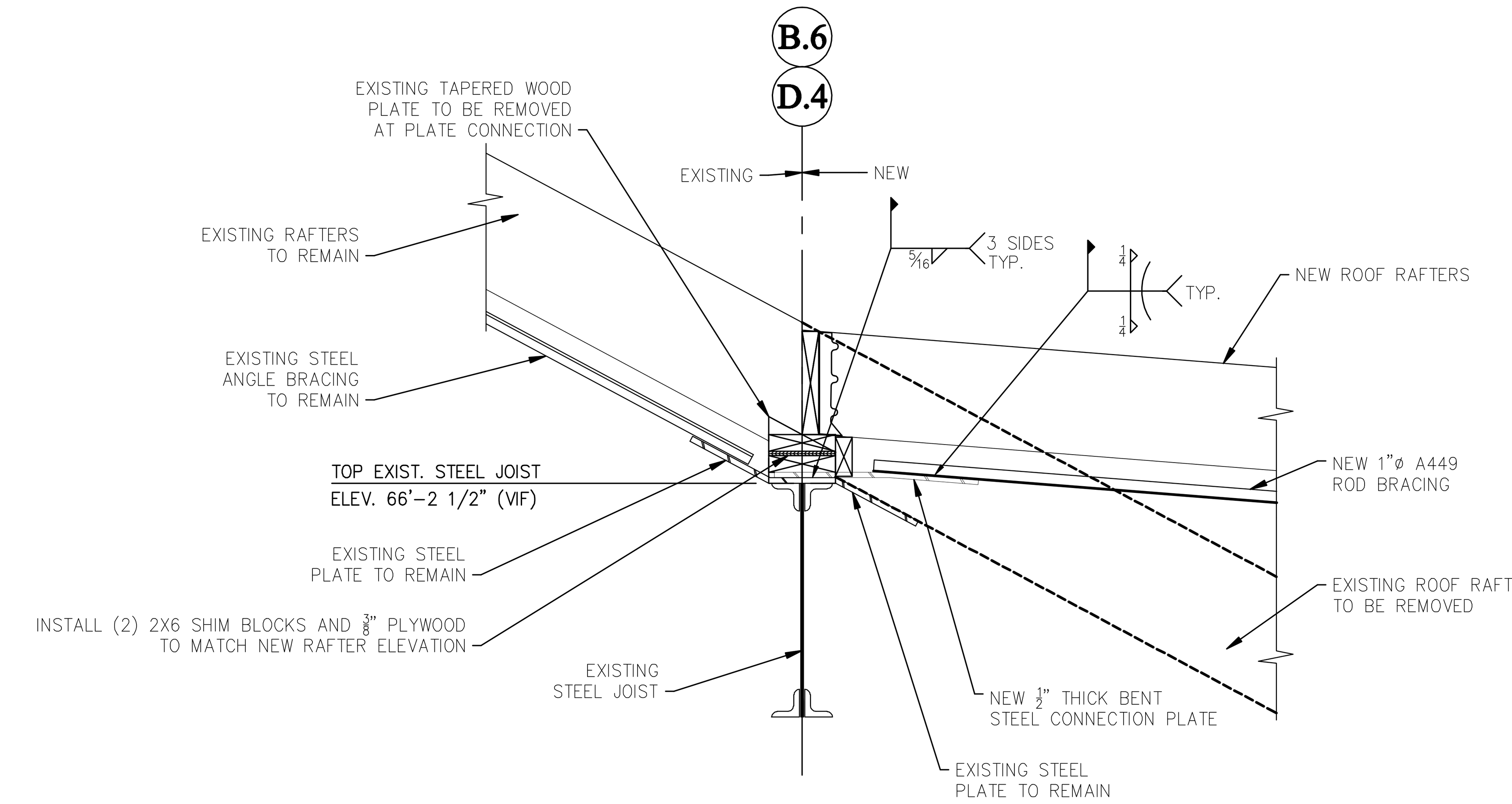
DORMER ADDITION
PORTLAND, MAINE

SECTIONS AND DETAILS

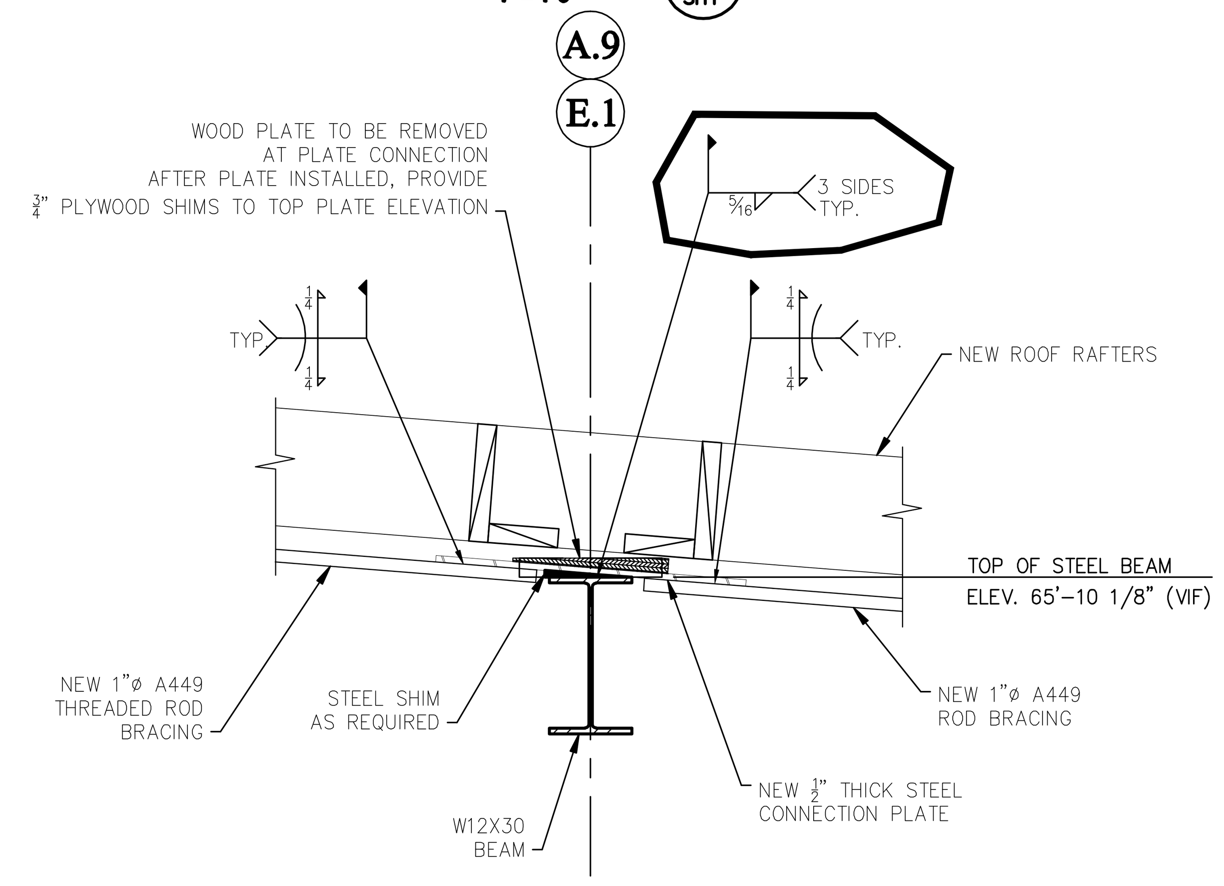
S4.4



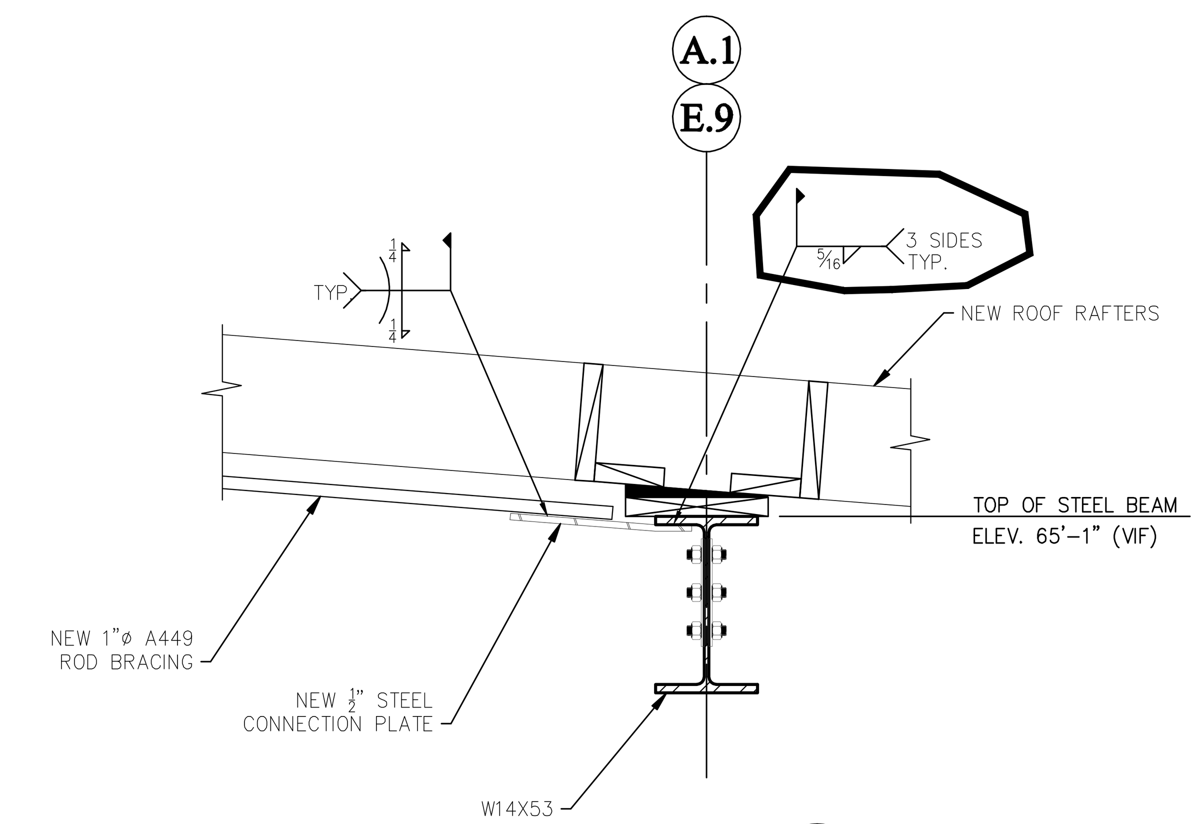
BRACED BAY - ROOF B S2.1
1/2" = 1'-0"



SECTION 1 SHT
1" = 1'-0"



SECTION 2 SHT
1" = 1'-0"



SECTION 3 SHT
1" = 1'-0"

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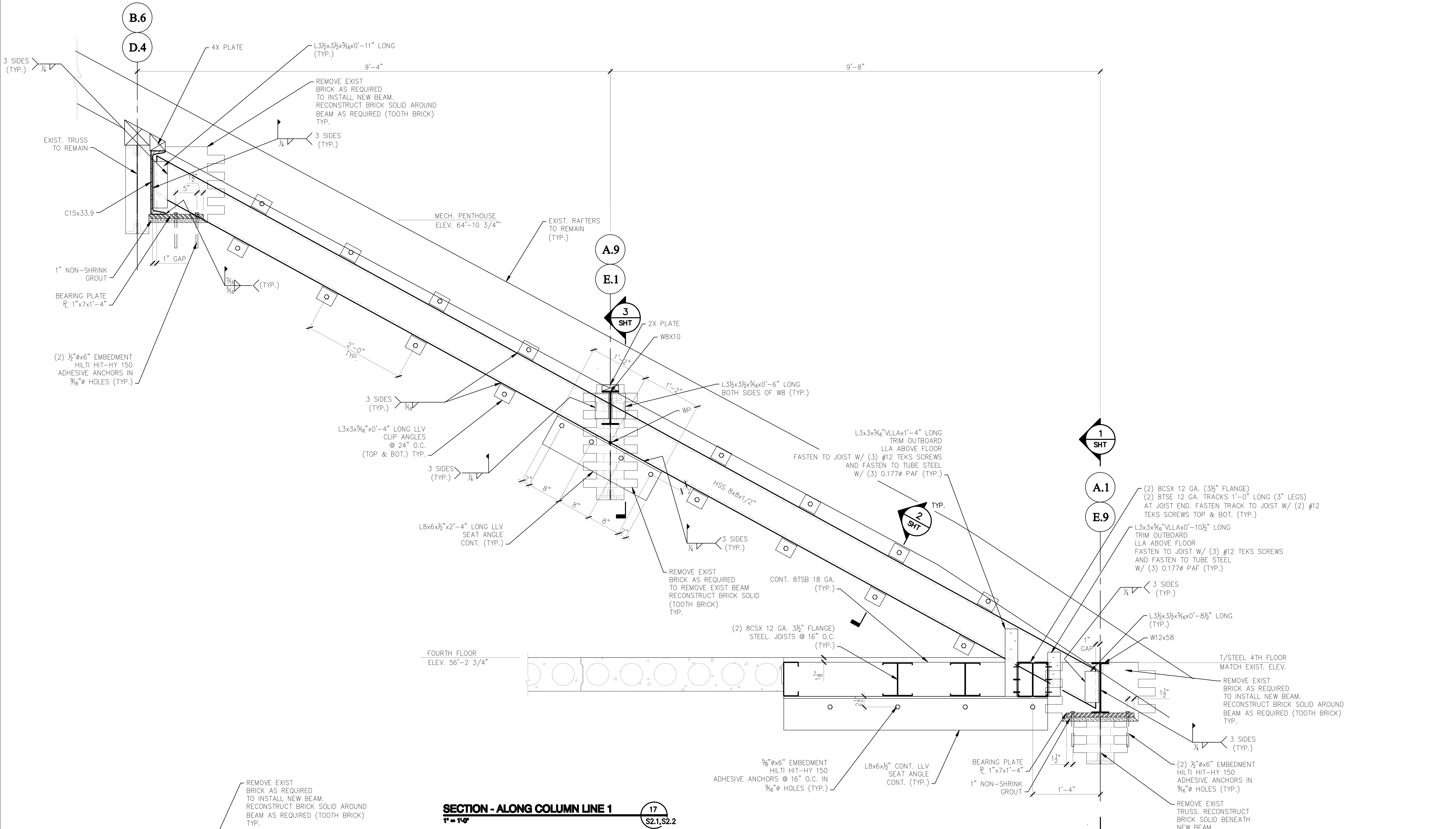
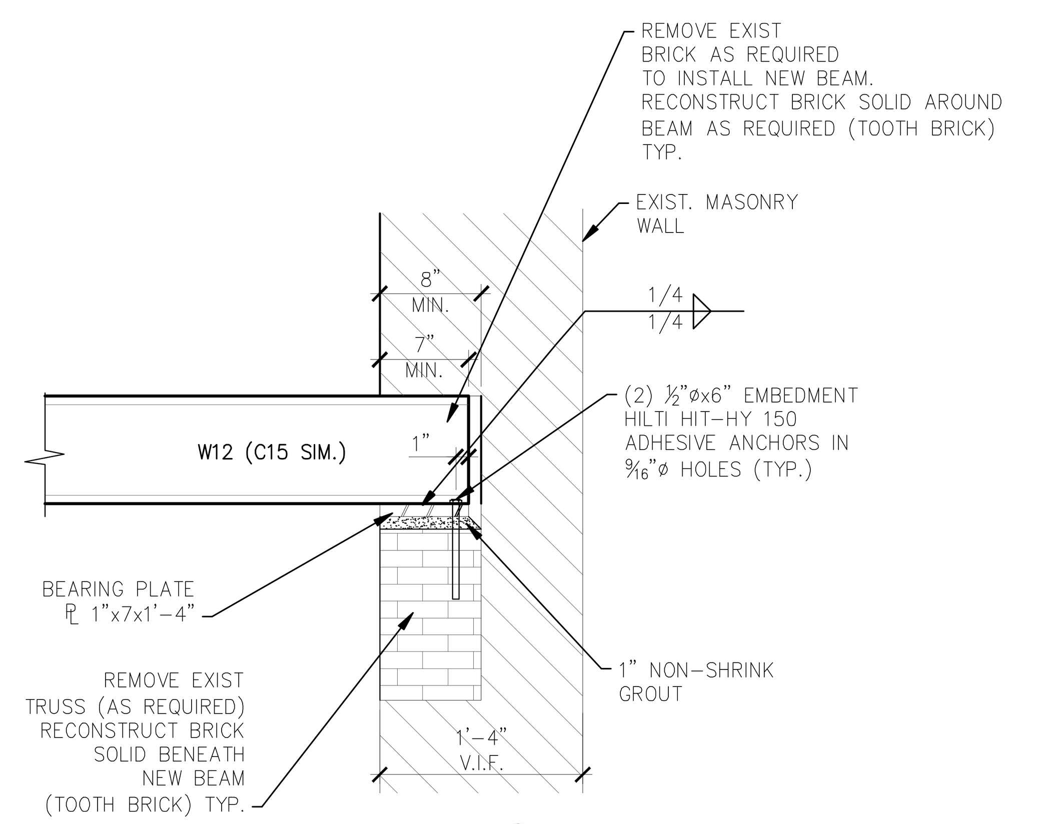
PORTLAND REGENCY

DORMER ADDITION
PORTLAND, MAINE
SECTIONS AND DETAILS

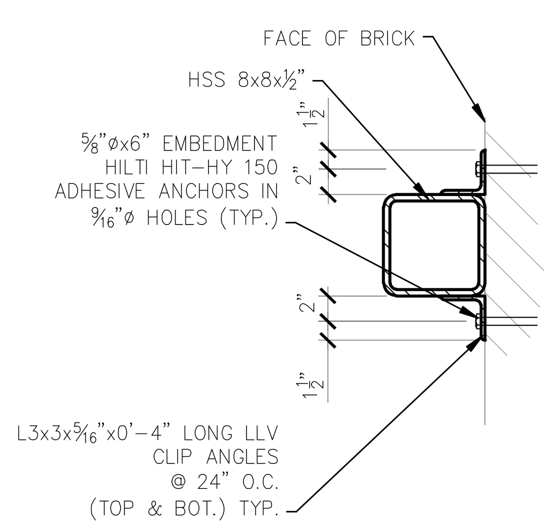
S4.5



SECTION - ALONG COLUMN LINE 1 (17 / S2.1,S2.2)
1" = 1'-0"

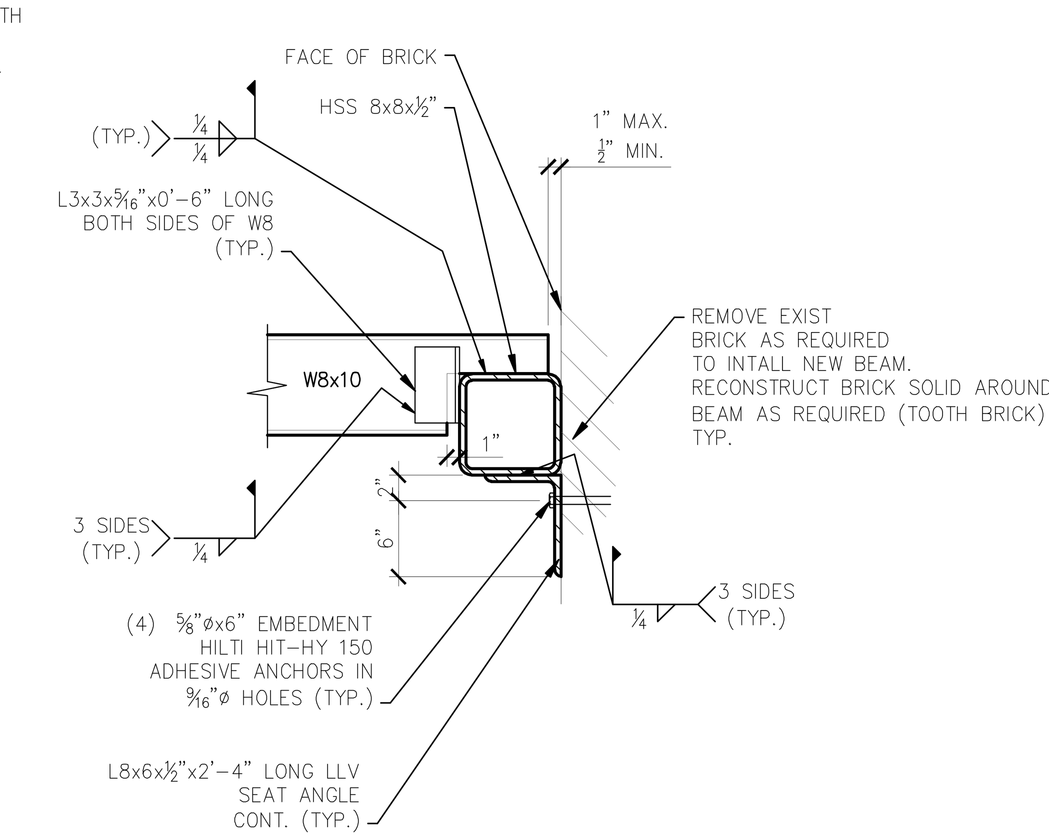


SECTION (1 / SHT)
1" = 1'-0"



SECTION (2 / SHT)
1" = 1'-0"

NOT FOR CONSTRUCTION



SECTION (3 / SHT)
1" = 1'-0"

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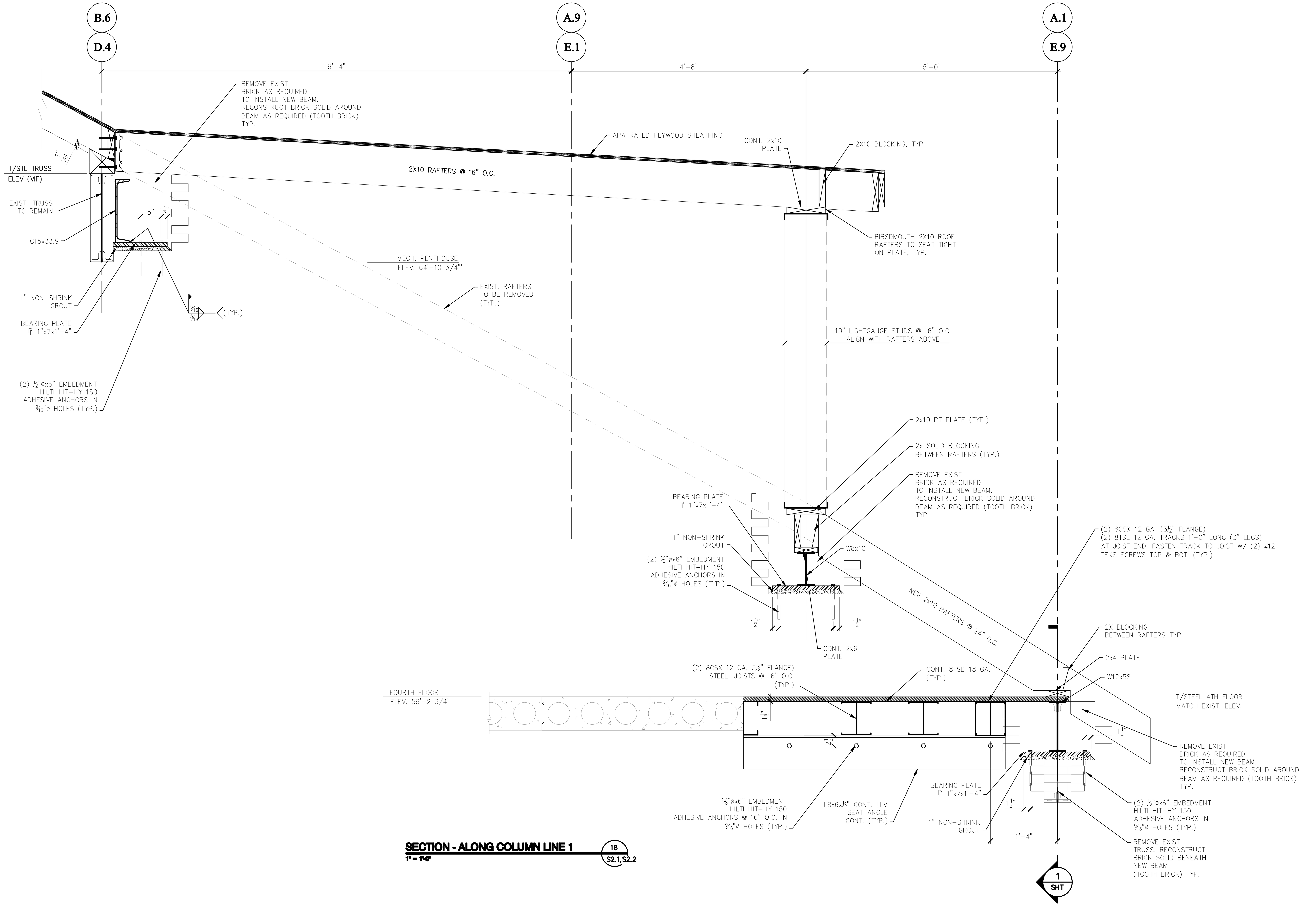
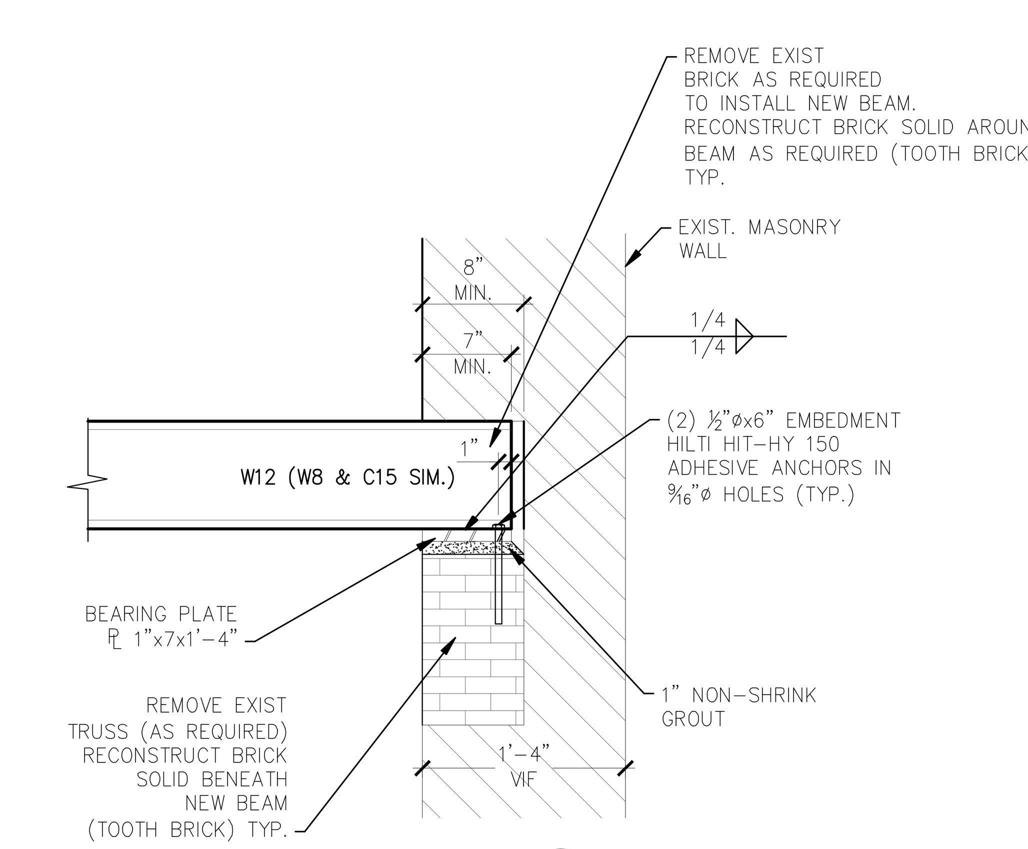
DORMER ADDITION
PORTLAND, MAINE
SECTIONS AND DETAILS

S4.6



SECTION - ALONG COLUMN LINE 1
1" = 1'-0"
18
S2.1,S2.2



SECTION
1" = 1'-0"
1
SHT

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DORMER ADDITION
PORTLAND, MAINE
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S4.7